

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2006

HOUSING AUTHORITY  
OF DEKALB COUNTY, GA  
ga237v02

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of DeKalb County, GA

**PHA Number:** GA237

**PHA Fiscal Year Beginning:** July 1, 2006

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)  
**“To serve the citizens and communities of DeKalb County, Georgia by promoting quality housing and related economic development through the engagement of human and financial resources”.**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
**Objectives:** **Status: Ongoing**
- Apply for additional rental vouchers:  
1. HADC will apply for any additional Vouchers upon notice of funding availability.
- Reduce public housing vacancies:  
 Leverage private or other public funds to create additional housing opportunities:  
 Acquire or build units or developments  
 Other (list below)
- PHA Goal: Improve the quality of assisted housing  
**Objectives:** **Status: Ongoing**

- Improve public housing management: (PHAS score) 93
  1. Provide and maintain accurate data for the MASS submission to include supporting documentation.
  
- Improve voucher management: (SEMAP score) 89
  1. Provide and maintain accurate data for the SEMAP submission to include supporting documentation.
  2. Strive to achieve a high performer status in MASS and SEMAP in accordance with annual Budget Authority.
  3. Increase MASS and SEMAP score in all areas of deficiency.
  
- Increase customer satisfaction:
  1. Improve customer service.
  2. Conduct ongoing staff customer service training in-house.
  3. Send staff to customer service training outside the agency.
  4. Implement an on-going customer service satisfaction program for landlords and residents through periodic survey assessment.
  5. Develop performance measures based on survey responses.
  6. Hire a customer service staff person to address problems and concerns from the public.
  7. Provide an opportunity for Staff to attend resident meetings to address issues and concerns and meet periodically with Resident Policy Council.
  8. Provide workshops and training classes for residents to become more familiar with all HADC policies and procedures.
  9. Provide continual training sessions/workshops for staff to become more effective in the enforcement of all HADC policies and procedures
  10. Implement aggressive lease enforcement in all areas.
  
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  1. Provide Staff with training to include: Housing Quality Standards, Customer Service, Rental Integrity Monitoring (RIM), Rent Calculation, Program Eligibility, Leadership and various other related training for improving management effectiveness.
  2. Update the Section 8 and Public Housing Policies and Procedures as regulation changes warrant the need.
  3. Thorough enforcement of all policies and procedures of the HADC.
  4. Review all job descriptions to restructure agency for most effective implementation of services.
  
- Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
  1. Conduct a comprehensive assessment ascertaining the long-term viability of Johnson Ferry East Apts.
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
  1. Administer a Project Based Assistance Program.
  2. Administer a Section 8 Homeownership program.
  3. Administer Section 8 opt-out vouchers when it is not possible to save the impacted complex, a HUD contract, extension or renewal.

PHA Goal: Increase assisted housing choices

**Objectives:**

**Status: Ongoing**

- Provide voucher mobility counseling:
  1. Implement a resident mobility counseling program to improve the image of the Housing Choice Voucher program.
- Conduct outreach efforts to potential voucher landlords
  1. HADC conducts regular landlord meetings.
  2. Attend various landlord association meetings.
  3. Provide marketing for direct outreach.
  4. Develop an extensive public relations plan.
- Increase voucher payment standards
- Implement voucher homeownership program:
  1. Identify and evaluate other homeownership opportunities for Housing Choice Voucher families such as lease-purchase programs and other creative financing options.
  2. Apply to become a HUD certified Homebuyer Education Agency.
  3. Become a certified Housing Counseling Agency.
- Implement public housing or other homeownership programs:
  1. Apply to become a HUD certified Homebuyer Education Agency
  2. Become a certified Housing Counseling Agency.
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
 

**Objectives:** **Status: Ongoing**
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- 1. Identify the areas of DeKalb County to be targeted for enhanced Housing Choice Voucher program marketing and outreach to both families and landlords.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - 1. Create and enter into informal partnerships with human services agencies to help facilitate the participating families' transition from living in poor neighborhoods to moving to non-traditional areas, such as north DeKalb County.
  - 2. Develop and utilize a revised briefing and orientation packages and program for families that will emphasize their options in selecting units outside areas of high poverty and non-impacted areas.
- Implement public housing security improvements:
  - 1. Conduct Crime Prevention Through Environmental Design (CPTED) study to ensure the adequacy of safety and security features within the PHA properties.
  - 2. Redevelop a partnership relationship with local law enforcement.
  - 3. Implement a comprehensive screening and One Strike You're Out Policy.
  - 4. Collect and maintain crime statistical data summaries.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
**Objectives:** **Status: Ongoing**
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)
    - 1. Apply for funding to support the Family Self-Sufficiency program (FSS).
    - 2. HADC will continue to collaborate with community and human services organizations to identify and implement programs that can promote self-sufficiency.

3. Apply for and implement Individual Development Account (IDA) for Homeownership opportunities through the United Way and the County.
4. Identify Section 8 homeownership candidates by opening the program up to all current Section 8 participants making \$25,000 or more, and who meet other program requirements.
5. To provide workshops for enhancing employability skills including an annual on-site job fair.
6. To provide on-the-job training apprenticeships enhancing Section 3 initiatives when applicable.
7. Increase the number and percentage of employed persons in assisted families.
8. Provide or attract supportive services to improve assistance recipients' employability.
9. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
**Objectives:** **Status: Ongoing**
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
    1. Increase the percentage of all Housing Choice Voucher families with children who are moving from one unit to another into a non-impacted census tract.
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)
    1. Continue to develop and improve on landlord outreach and orientation programs to attract more landlords with units in HADC's targeted areas.

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

In FY 2004, the Housing Authority of DeKalb County (HADC) hired a new Executive Director, Bettye Davis, and embarked upon a new era of redefining the role of public housing including, addressing the needs of the clientele served. The mission of the Agency was revised and the goals redirected to include the measurable objectives of:

- (1) Offering a wide variety of affordable homes for a highly, diverse set of customers;
- (2) Maintaining a level of consistent, predictable funding; and
- (3) Sustaining a high performance level year after year.

The HADC submitted the five year (FY 2005-2009) Plan in April 2005 and indicated the commitment to providing high quality management and maintenance services through the utilization of private sector management standards. As the restoration of public confidence in the HADC is critical, a priority has been established for improvement in all areas of accountability and compliance.

An independent review of the HADC practices and procedures resulted in the Department of Housing and Urban Development (HUD local Field Office) requiring a Memorandum of Agreement (MOA) to be initiated. This agreement specifically indicates performance targets and strategies which must be addressed. The original MOA is slated to be completed by Aril 30, 2006. In fulfillment of the requirements of the MOA between HUD and the HADC, a monthly summary will be forwarded to the Board of Commissioners and HUD, summarizing performance targets and strategies designed to restore the Agency to "high performer" status.

The areas addressed include:

- (1) Refine, expand and standardize operational reports to the Board;
- (2) Provide formal training to the Board to increase its capacity to perform its policy oversight, and fiduciary duties;
- (3) Implementation of an operational, strategic plan;
- (4) Expand the capacity of the Board to include a Resident Commissioner;
- (5) Evaluate and restructure the existing organizational structure of the HADC to include reclassification of personnel;
- (6) Improve employee accountability;
- (7) Establish and maintain appropriate financial management standards;
- (8) Improve internal control systems;
- (9) Improve systems for complying with all regulatory policies and procedures;
- (10) Revise all HADC policies and procedures to reflect regulatory requirements;
- (11) Improve Quality Assurance procedures;
- (12) Improve customer satisfaction; and
- (13) Improve management information systems.

In addition to the preparation of updating the (FY 2005-2009) Five Year and (FY 2006) Annual Plans, a Strategic Operating Plan is being monitored monthly by the HADC Executive Staff. The Strategic Plan incorporates goals, tasks, deliverables and schedules for every operational and policy area of the Agency. To ensure that the (FY 2005-2009) Five Year and (FY 2006) Annual Plan fully addresses the needs of the HADC, the entire Plan submitted in FY 2005 was reviewed.

A significant component of the HADC upcoming strategy will include asset revitalization. It is intended the projected affordable housing, revitalization activities will have a multiplier effect, generating new economic activity for local residents and businesses, improving confidence in the County's real estate markets, supporting families in the transition from welfare to work, and building pride within the communities.

A comprehensive physical needs assessment was conducted to ascertain the long-term viability of Johnson Ferry East Public Housing Apartments. Based on the findings of the assessment, the HADC developed a comprehensive, redevelopment strategy that will address the physical, marketability and operational needs of community, including the demolition of the current development.

In summary, in (FY 2006) the HADC will continue to strive to improve the usage of the systems, teams, procedures and reorganize the administrative structure. This redirection of efforts will enhance the capability of the HADC to further improve the delivery of services to the residents of the targeted communities and the families on the waiting lists.

Specific initiatives and strategies will include:

- (1) Implementing a comprehensive capital and redevelopment investment strategy to coordinate and prioritize the expansion, modernization and redevelopment of the HADC asset inventory in coordination with other County revitalization efforts.
- (2) Provide technical assistance to the Resident Policy Council to facilitate the provision of resident services and self-sufficiency initiatives for HADC residents.
- (3) Revise all Agency Budgets to include the Capital Funds to ensure activities slated for funding are congruent with the needs of the Agency.
- (4) Reinstigate the mandated HUD Family Self-Sufficiency Program which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations.
- (5) Manage all HADC properties while adhering to the mission and strategic goals of the Authority.
- (6) Offer homeownership initiatives as foundations for creating economic self sufficiency opportunities.

*In conclusion, it is the intent of the HADC to continue to deliver a high- quality level of comprehensive, affordable housing services to the residents of DeKalb County. The HADC will strive to “build beyond expectations” in accomplishing the Agency goals and objectives slated in the( FY 2005-2009) Five Year Plan, FY 2006 Annual Plan, MOA and the HADC Strategic Plan. Maximization of resources, monetary and manpower will be marshaled to bring to fruition the accomplishment of the following directives:*

- *Effective Property Management*
- *Maximum Utilization of the Housing Choice Voucher Program*
- *Marketable Real Estate Development*
- *Improved Public Safety and Security Initiatives*
- *Increased Resident Support Services*
- *Increased Productivity and Cost Effectiveness*
- *Increased Program Compliance and Accountability*
- *Improved Technology and Management Information Systems*
- *Improved Governmental Initiatives*

*The focus on quality improvements will generate positive impacts throughout the HADC organization. In (FY 2006 ), the HADC will undertake, at every level, quality assurance and quality control initiatives to improve the accuracy of transactions, enhance employee accountability, and increase the effectiveness and courtesy of customer service.*

*The revised Agency structure will continue to provide a mechanism for addressing and tracking the interrelated programs of redevelopment, property management, maintenance, supportive services and other activities. The evidence of the accomplishments will be restoring the HADC to a level of “high performance.*

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration **ga237i02**
- FY 2006 Capital Fund Program Annual Statement **ga237b02**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **ga237j02**

#### Optional Attachments:

- PHA Management Organizational Chart **ga237h02**
- FY 2006 Capital Fund Program 5 Year Action Plan **ga237g02**
- Public Housing Drug Elimination Program (PHDEP) Plan (NOT APPLICABLE)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **ga237a02**
- Other (List below, providing each attachment name)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
n/a	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
n/a	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type – Housing Choice Voucher Program							
Family Type	Overall 5,828	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	4696						
Income >30% but <=50% of AMI	744						
Income >50% but <80% of AMI	66						
Elderly	440 7.5%	4	3	3	3	2	2
Families with Disabilities	1055 18.1%	4	5	4	3	3	3
Race/Ethnicity White	70 1.2%	4	2	2	3	3	1
Race/Ethnicity Black	5,736 98.4%	4	2	3	3	3	3
Race/Ethnicity Asian	12 0.2%	4	3	2	3	3	2
Race/Ethnicity Other	19 0.320%	4	2	2	3	3	1

**\*\*Average median income for DeKalb County, Georgia is \$55,023.00**

*This information was submitted incorrectly in the previous Five Year/Annual Plan submissions as the data requested is reflected from demographics obtained from the local jurisdiction and not that of the Housing Authority. The correct information was requested from the city of Decatur and is being provided in this document as received. The City of Decatur is not recording housing needs data based on income as a percentage of AMI.*

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: **2005**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1817		
Extremely low income <=30% AMI	1,798	99%	
Very low income (>30% but <=50% AMI)	15	<1.0%	
Low income (>50% but <80% AMI)	4	<1.0%	
Families with children	1342	73.9%	
Elderly families	77	4.2%	
Families with Disabilities	380	20.1%	
Race/ethnicity (White)	123	6.8%	
Race/ethnicity (Black)	1583	87.1%	
Race/ethnicity (Asian/Other)	111	6.1%	
Race/ethnicity (Hispanic)	69	3.8%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (PH Only)			
1BR	402	22.1%	
2 BR	893	49.1%	
3 BR	392	21.6%	
4 BR	111	6.1%	
5 BR	19	1.0%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    If yes: How long has it been closed (# of months)? Closed 11/17/2004 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> <b>Section 8 tenant-based assistance</b> <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,575		1 %
Extremely low income <=30% AMI	3,480	97 %	
Very low income (>30% but <=50% AMI)	84	.02 %	
Low income (>50% but <80% AMI)	11	.003 %	
Families with children	1101	31 %	
Elderly families	294	8.1 %	
Families with Disabilities	2247	63 %	
Race/ethnicity (White)	55	1.48 %	
Race/ethnicity (Black)	3584	96.45 %	
Race/ethnicity (Asian/Other)	22	.59 %	
Race/ethnicity (Hispanic)	56	1.51 %	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    If yes: How long has it been closed (# of months)? 192 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

HADC will apply for additional vouchers if funds become available.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration:
  1. Concentrate and implement an aggressive marketing plan to conduct landlord outreach in North DeKalb if the needed funds are available to complete the marketing project.
  2. This activity is also a component of the efforts to achieve de-concentration in SEMAP requirements and Housing Choice Voucher goals.
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program  
Relevant family information is provided to the landlord upon request and HADC is conducting criminal background checks. Owners are encouraged to perform their own criminal background checks on prospective tenants.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional Section 8 units should they become available:
  1. HADC will apply for any vouchers that may become available.

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
  1. Improve systems and resource usage so that more existing units are available for occupancy.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
  1. Increase marketing campaign to target families that meet these requirements.

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
  1. Increase marketing campaign to target families that meet these requirements.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available:
  1. HADC will apply for any such vouchers upon the release of Notice of Funding Availability.
- Other: (list below)
  1. Increase marketing campaign to target families that meet these requirements.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available:
  - 1. HADC will apply for any special allocated vouchers should they become available and known to HADC.
- Affirmatively market to local non-profit agencies that assist families with disabilities:
  - 1. HADC has longstanding relationships with such local non-profit agencies that assist families with disabilities and through HADC staff attending regular meetings and participating on various boards with these groups and the regular exchange of information, the need for and availability of housing resources for families with disabilities is made known.
- Other: (list below)
  - 1. Encourage joint ventures with non-profit providers of services and housing for the disabled to provide additional housing for the disabled.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs:
  - 1. HADC will aggressively market the Housing Choice Voucher program to any race/ethnicity that it feels have been adversely affected disproportionately in application intake, issuance of vouchers or lease-up process.
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units:
  - 1. Implement the mobility counseling program. Staff is currently meeting to discuss and write-up procedures for the new process.
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations:
  - 1. Attend regular scheduled landlord association Presidents' meeting to present information as pertains to the Housing Choice Voucher Program.

Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints:
  1. Due to funding shortfalls, HADC is monitoring effective methods and measures to offset the shortfall.
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
  1. Comprehensive report received from D.D. Strum Housing Services.
  2. HADC Executive Director has established revised goals and objectives for the Housing Authority based on the MOA and the Agency Strategic Plan.

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>	<b>34,027,047.00</b>	
a) Public Housing Operating Fund	1,605,538.00	
b) Public Housing Capital Fund (Based on FY04 amount)	1,170,699.00	Site Improvement & revitalization.
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 31,250,810	Housing choice voucher
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	<b>2,318,697.03</b>	
CFP #GA06P23750105 FY2005	1,178,370.00	
CFP #GA06P23750104 FY2004	1,140,327.03	
<b>3. Public Housing Dwelling Rental Income</b>	<b>1,413,053</b>	
<b>Johnson Ferry East</b>	906,797.00	
<b>Tobie Grant Manor</b>	506,256.00	
<b>4. Other income (list below)</b>	<b>72,191.00</b>	
Investment Income	72,191.00	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$37,830,988.03</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) **1-5**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

**All eligible verifications are based on unit availability and type**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **Credit History**

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **2**

2.  Yes  No: Are any or all of the PHA's site based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? **NO**  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists? **2**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused

- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

***Residents who are employed and outside of the jurisdiction.***

***Residents who are not employed and live in the jurisdiction.***

***Employed singles who live in the jurisdiction.***

***Employed singles that do not live in the jurisdiction.***

***Near Elderly (50-61) that live in the jurisdiction.***

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

**1 Date and Time**

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- 3  Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3  Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. *Residents who are employed and outside of the jurisdiction.*
3. *Residents who are not employed and live in the jurisdiction.*
3. *Employed singles who live in the jurisdiction.*
3. *Employed singles that do not live in the jurisdiction.*
3. *Near Elderly (50-61) that live in the jurisdiction.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

**HADC Website**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists  
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty & income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation:
1. HADC Housing Choice Voucher program started conducting criminal background checks in December of 2004. We also encourage landlords to perform their own criminal background checks.
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
1. HADC provides tenant information to landlords upon request and only the tenant's last known address, landlord name, and landlord address will be released. Landlords are encouraged to perform their own criminal records check on their prospective tenant.

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?  
(select all that apply)

- PHA main administrative office: When the waiting list is open.  
 Other (list below)

**Tobie Grant Manor Apartments, 3218 Tobie Circle, Scottdale, GA 30079**

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?  
HADC issue 120 days initially and will only extend the voucher search time for extenuating circumstances, such as family medical hardship, hard-to-house, disability as defined in the administrative plan.

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**):

HADC has the following special purpose vouchers:

1. Family Unification Program (FUP),
2. Veteran Administration Supportive Housing (VASH),
3. Project based

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**None.**

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan:  
1. HADC continues to update the Administrative Plan as program regulations changes.
- Briefing sessions and written materials:  
1. HADC provide both tenants and landlords with briefing manuals and packages of information beneficial to their program participation success.
- Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- Through published notices  
1. In addition to published notices, we also put notices in other human service agencies offices, such as Department of Family and Children Services, Department of Labor, etc..
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2) ---or---
- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below): Any time there is a change in family composition and when the change in income is the result of a new source of income.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): *Databank Inc. – A residential survey and analysis of multi-family housing in the Atlanta Metropolitan area, updated quarterly.*

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
  - 1. Due to current funding shortfall issues, HADC payment standards will be adjusted throughout the year accordingly, to compensate for the funding shortages.
  - 2. HADC will try and do everything possible to stay at a 100% of the FMR but this will depend entirely on budget issues.

b. If the payment standard is lower than FMR, why has the PHA selected this standard?  
(select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
  - 1. Due to current funding shortfall issues, HADC payment standards will be adjusted throughout the year accordingly, to compensate for the funding shortages.
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families:
  - 1. How long it will take a family to locate a unit.
- Rent burdens of assisted families
  - 1. The number of rent burdens HADC had to process until the family selected a unit they could afford based on their income.
- Other (list below):
  - 1. Location within the HADC's jurisdiction of units being selected.

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. Defined in the Housing Choice Voucher program administrative plan (see attachment session of this document).

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached at **ATTACHMENT H: ga237h02**
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	698	92.2 units annually 7.7 units monthly
Section 8 Vouchers	3414	1%
Section 8 Certificates		
Section 8 Mod Rehab	0	1%
Special Purpose Section 8 Certificates / Vouchers (list individually)		1%
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

***Service Contracts currently in place:***

1. *HVAC Maintenance – Raphael’s Heating & Air Systems - Exp. 09-30-2006*
2. *Landscape Maintenance contract – Currently evaluating received proposals.*
3. *Vacant Apartment Cleaning – Currently evaluating received proposals.*
4. *Vacant Apartment Painting – Currently evaluating received proposals.*
5. *Vacant Apartment Carpeting – Currently evaluating received proposals.*
6. *Extermination Services – Abate Pest Control – Exp. 06-30-2006*

***Plans and policies in place:***

7. *Admissions and Continued Occupancy Policy ACOP)*
8. *Administrative Plan (HCV)*
9. *Rent Collection Policy*
10. *Pet Policy*
11. *Unit Transfer Policy & Procedure*
12. *Application Processing policy*
13. *Security Deposit Refunds processing policy*
14. *Maintenance Plan & Procedures Policy*
15. *Preventative Maintenance Plan*
16. *Procurement Policy*

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment B: ga237b02** -or-  
 The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment G: ga237g02** -or-  
 The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)  
**(Feasibility Assessment is being reviewed)**

### 2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

1a. Development name: <b>Johnson Ferry East Homes</b>
1b. Development (project) number: <b>ga237-4</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <b>Approved 11/12/05</b>
5. Number of units affected: <b>498</b>
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>5/1/06</b> b. Projected end date of activity: <b>3/31/08</b>

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
	Occupancy by only the elderly <input type="checkbox"/>
	Occupancy by families with disabilities <input type="checkbox"/>
	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
	Approved; included in the PHA's Designation Plan <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
	<input type="checkbox"/> New Designation Plan
	<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
	<input type="checkbox"/> Part of the development
	<input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any

homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; If “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

**HADC has implemented a Homeownership program**

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

**HADC will limit homeownership participation to 10% of it's allocated units.**

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

**HADC will limit homeownership participation to 10% of it's allocated units.**

b. PHA established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

- 1. Credit score: between 580-620**
- 2. Criminal Background history**
- 3. Higher income requirement/FSS participant (\$25,000) and as defined in the administrative plan.**

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

**The HADC will enter into a contract agreement with the local TANF agency during the upcoming Fiscal Year.**

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)  
Schedule periodic meetings with the local TANF agency to ensure a comprehensive delivery of services

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?  
(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents?

(If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>DeKalb Workforce Center, Inc One Stop System Partnership</i>	<i>Open to all HADC clients</i>	<i>Must be seeking fulltime or part time employment between 14 and up</i>	<i>Tobie Grant Manor Business center and satellite offices at Goodwill Industries, Ga. Dept of Labor DWC Inc.</i>	<i>All HADC Clients</i>

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	FSS program was reinstated in FY 2005.	0

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

**The HADC reinstated the mandatory FSS program in FY 2005. A revised FSS Action Plan will be submitted to HUD for approval during the upcoming fiscal year and the HADC will strive to ensure that all requirements are addressed and met.**

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S.

Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

*Having periodic meetings with the Resident Policy Council and Residents to inform them of the HUD Policy & Regulatory changes that may affect any and all welfare benefit reductions.*

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

The Community Service Requirement for residents of government assisted housing was reinstated in February 2003 by an Executive Order. Therefore, the HADC is still pursuing and encouraging resident participation through a self-sufficiency directive. Partnership agreements have been established to assist with the placements. The mandatory program will be aimed at providing avenues for self –sufficiency to include non-paid employment experience. Community service and qualified service organizations and activities are described as follows:

**Community Service Is Defined As:**

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

**1. General**

In order to be eligible for continued occupancy, each adult family member (18 or over) must either (1) contribute eight hours per month of community service (not including political activities) within the community or (2) participate in an economic self-sufficiency program unless they are exempt from this requirements. Failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

**2. Exemptions**

The following adult family members of resident families are exempt from this requirement:

- a. Family members who are 62 or older
- b. Family members who are blind or disabled
- c. Family members who are the primary care giver for someone who is blind or disabled
- d. Family members engaged in work activity
- e. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- f. Family members receiving assistance under a State program funded under part A title

IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program

g. Family member enrolled in school or training program

**3. Notification of the Requirement**

The HADC shall notify the head of household of the community service requirement and the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The HADC shall verify, such claims and shall notify the family of the exemption is approved.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexaminations on or after July 01, 2001. For families paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. All proof must be turned in at re-certification time.

**4. Volunteer Opportunities**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

**5. The Process**

At the first annual reexamination on or after March 01, 2001, and each annual re-examination thereafter, the HADC will do the following:

- a. Provide a list of volunteer opportunities to the head of household who will be responsible for providing it to the appropriate family member(s).
- b. Provide information about obtaining suitable volunteer positions.
- c. Provide a volunteer time sheet(s). Instructions for the time sheet will require the resident to complete the form, have a supervisor date and sign for each period of work and return the form to the HADC.
- d. Thirty (30) days before the family's next lease anniversary date, the Housing Authority will determine whether each applicable adult family member is in compliance with the community service requirement.

**6. Notification of Non-Compliance with Community Service Requirement**

The HADC will notify any family found to be in non-compliance of the following:

- a. The family member(s) has been determined to be in non-compliance;
  1. That the determination is subject to the grievance procedure; and
  2. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

**7. Agreement Opportunity**

The HADC will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. This shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year’s community service requirement. The first hours a resident earns goes toward the current commitment until the current year’s commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, HADC shall take action to terminate the lease.

**Community Service Organizations And Activities Are Defined As:.**

As a convenience to participating residents, the Housing Authority will develop, post on the Authority’s bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them perform community service activities. Residents required to participate are not limited to the published list and are encouraged to identify other organizations and activities.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Residents are not limited to the following list and are encouraged to identify other organizations and activities.

**Qualified Organizations**

- HADC
- County Government Departments
- Nonprofit Organizations
- Local Hospitals

**Qualified Activities**

- Volunteer services to any qualified organization
- Self-sufficiency activities such as education, training and self-improvement classes
- Participation in monthly resident programs as presented by the Housing Authority.

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)
  - (1) Crime statistics received from local law enforcement agency.**
  - (2) One Strike You're Out Policy.**

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**Tobie Grant Manor and Johnson Ferry East**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - Concentrated Community policing patrols on an as needed basis, within the needed developments.***

2. Which developments are most affected? (list below)

**Tobie Grant Manor and Johnson Ferry East**

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**Tobie Grant Manor and Johnson Ferry East**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

**PHDEP is no longer a PHA initiative but the HADC will participate in effective on-going proactive, community policing initiatives.**

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

***THE PET POLICY AND PROCEDURES ARE CURRENTLY IN EFFECT FOR THE HOUSING AUTHORITY OF DEKALB (HADC) RESIDENTS. THE ADMISSION AND CONTINUING OCCUPANCY POLICY (ACOP) IS BEING REVISED DURING THE FY 2005 FISCAL YEAR AND A PET POLICY WILL BE INCLUDED IN THE DOCUMENT. THE ACOP HAS BEEN ADOPTED BY THE HADC BOARD DURING THE CURRENT FISCAL YEAR AND FORWARDED TO HUD.***

## **INTRODUCTION.**

HADC residents, who desire to keep a pet (as later defined in this Pet Policy) in his or her apartment, may only do so in strict accordance with the procedures set forth in this Pet Policy. All other residents are prohibited from keeping pets in their apartments, in their yards, around their apartment or in or around any HADC property.

### **A. APPLICABILITY:**

This policy ("Policy") is applicable for all HADC owned or managed communities that have been approved for common household pets, including those that have units designated as elderly, handicapped or disabled and family communities.

### **B. DEFINITION OF COMMON HOUSEHOLD PET:**

**"Common household pet" or "pet"** means a HADC recognized domesticated animal which, for the purpose of this Policy, shall be confined to a dog, cat, bird or fish that is kept in the home for pleasure. The pet can not be used for any commercial purposes, and each pet must otherwise meet the requirement of this Policy.

Notwithstanding the foregoing, the term "Common household pets" or "pets" exclude:

Birds of prey with an overly aggressive nature.

Any cat with an overly aggressive nature or any cat with a known or suspected propensity, tendency or disposition to unprovoked attacks, or any cat, which actually attacks, or threatens to attack, a resident, visitor, guests or HADC staff member.

Any dog owned or harbored primarily or in part for the purpose of dog fighting, or any dog trained or training for dog fighting; or

Any vicious and/or intimidating dogs. The terms "vicious" or "intimidating dog shall mean:

Any dog with a known or suspected propensity, tendency or disposition to unprovoked attacks that cause injury or any dog that otherwise endangers the safety of human beings or domestic animals.

Any dog which approaches any person in an apparent attitude of attack upon the streets, sidewalk or any community grounds or places.

Any dog which, when unprovoked, in a vicious or terrorizing manner approaches any person in an apparent attitude of attack upon the streets, sidewalks or any public grounds or places;

Any dog that bites, inflicts injury, assaults or otherwise attacks a human being or

domestic animal with or without provocation on public or private property, including but not limited to, a bite which occurs inside of the resident's apartment.

Any dog which actually or may reasonably endanger or threaten to endanger the safety of any resident, staff member, visitor or guest of or to a HADC community.

**C. APPLICATION FOR PET PERMIT:**

1. Prior to housing any pet in a HADC apartment, in a resident's yard, or on or about any HADC community, the resident shall apply to the management office of the community where the resident lives for a Pet Permit. The application must be accompanied by:

A current animal or pet license or tag issued by the appropriate authority;  
Evidence that the pet has been spayed or neutered as applicable; and  
Current shot record from the resident's veterinarian or the DeKalb County Humane Society or other applicable county Humane Society evidencing that the pet has received current rabies and distemper inoculations or boosters, as applicable.

Such other evidence or documents as HADC may require to ensure that the keeping of the proposed pet is in accordance with applicable state and local public health, animal control, and animal anti-cruelty laws and regulations.

Such other evidence or documents as HADC may require to ensure that the keeping of the proposed pet is in accordance with HADC's Pet Policy and Procedures for HADC residents.

2. The Resident shall indicate the tag with an identifying number by the Humane Society in DeKalb County or other applicable county Humane Society, or by a licensed veterinarian. Such tag is generally provided after a pet has received the appropriate inoculations. The pet's tag number along with the shot inoculation record shall be recorded at the management office and, if all other requests and conditions have been responsible for securing the identifying tag to the pet in such a way that the pet wears the tag at all times.
3. Any pet found outside of the dwelling unit unattended by the pet's owner or keeper will be considered stray animals and placed in custody of the DeKalb County Animal Control Center.
4. The Pet Permit shall be completed as prescribed by the form and signed by both the Resident and the Property Manager or designee.

**D. PET DEPOSIT:**

1. A pet deposit shall be required in the amount indicated below:
  - i. \$325.00 for each cat or dog;

This fee is collected in the event it is necessary to clean/replace carpets and/or floors, fumigating apartment and common areas, replace tile, paint, repair window treatments, walls or doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HADC Authority Wide Maintenance/Resident Charges Listing. Past experience has shown that such charges are approximately \$300.00+.

- ii. \$240.00 for all birds in the same cage;  
This fee is collected in the event it is necessary to clean/replace carpet, fumigating apartment, paint, repair window treatments, walls and doors, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts for each of these charges are contained on HADC Authority Wide Maintenance/Resident Charges Listing. Past experience had shown that such charges are approximately \$200.00+.
- iii. \$160.00 for all fish in a single aquarium over one (1) gallon capacity;  
This fee is collected in the event it is necessary to clean/replace carpet, paint, repair water damage if the aquarium should fall or break, or other such repairs or replacements which are attributable to the pet being in the unit. The amounts of these charges are contained on the HADC Authority wide Maintenance/Resident Charges Listing. Past experience has shown charges are approximately \$140.00+.

- 2. HADC shall refund the unused portion of the pet deposit, after subtracting any damages to the apartment, to the resident within a reasonable time after the resident moves from the community or a reasonable time after the resident no longer owns or keeps a pet in the apartment.
- 3. Current pet owners who: (i) already reside in HADC property; (ii) have a current Pet Permit; and (iii) are in lease compliance must submit the appropriate pet deposit and fee within twelve (12) months from the date of notification by the property management office. Resident must submit twenty-five percent (25%) of the appropriate pet deposit within sixty (60) days of the date the resident received notification of the pet deposit with the balance due in equal payments over the next ten (10) months.
- 4. HADC shall amend the Pet Policy in accordance with HUD regulations periodically. If an increase in the amount of the Pet Deposit is warranted, residents shall be notified, by letter, as to the amount and the effective date of the increase. The increase amount may be paid in full or in two monthly installments, depending upon the amount and as stipulated by the Authority.
- 5. When the pet is no longer in or about HADC property, or upon termination of Resident's lease, HADC will use the pet deposit to pay reasonable expenses directly attributable to the presence of the pet in the community, including, but not limited to

the cost of repairs and replacement to, and fumigation of, the resident's apartment or HADC common areas or grounds, and the cost of removing or disposing of pet pursuant to this Policy.

**E. RULES AND REGULATIONS:**

**Number of Pets Allowed:**

1. No household shall own or keep in their apartments or on any property owned by HADC more than:
  - i. one (1) dog;
  - ii. one (1) cat;
  - iii. two (2) aquariums;
  - iv. one (1) bird cage containing not more than two (2) birds;
  - v. a combination in the aggregate of not more than: (i) one (1) dog or one (1) cat, and one (1) aquarium; or (ii) one (1) bird cage containing not more than two (2) birds and one (1) aquarium.
  
2. For the purpose of this Policy, fish in a single approved aquarium constitute one (1) pet. Also no more than two (2) birds in a single cage constitute one (1) pet.

**Applicability of Rules and Regulation to Service Animals:**

There shall be no charge for the registration of service animals while used as such by any person, provided: (i) that an affidavit or statement from a duly licensed and recognized physician certifying, in writing, that the service animal is required by the disabled person; (ii) that such service animal shall be vaccinated in compliance with The DeKalb County Animal Control Ordinance; (iii) that such animal is not "vicious", "intimidating", or "threatening" as is set forth under section II of this Policy. All such "service animals", although, not technically a "pet" shall adhere to all of the Rules and Regulations set forth in this Policy with exception of the rule regarding weight limitations of the "pet".

**Rules and Regulations Related to all Pets:**

1. The only permitted pets in and about HADC communities are HADC recognized domesticated dogs, cats, birds that are kept in approved birdcages, and fish that are kept in approved aquariums.
  
2. Residents shall not allow their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The term "disturb, interfere and diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities. Moreover, residents shall not permit their pets to become a nuisance. Any dog is declared a public nuisance, if such dog:

- a. Seriously disturbs a person or neighborhood by loud, frequent barking or howling. Generally, no management action will be taken against any person unless the complaint executes an affidavit indicating that he or she will testify in municipal court concerning such disturbance when notified of the date and time the matter is set for trial.
  - b. Threatens or causes a condition which endangers public health.
3. If pets are left unattended for a period of twenty-four (24) hours or more, HADC may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Georgia state law and pertinent local or county ordinances. HADC accepts no responsibility for the animal under such circumstances. HADC will charge the Resident of the unattended pet a fee for the removal of the pet.
4. Resident shall not alter their apartment, patio or apartment area in order to accommodate a pet without the expressed written permission of HADC.
5. Residents are responsible for all damages caused by their pets, including the cost of cleaning or replacement of carpets, floors, doors, cabinets, window coverings and/or the fumigation of units.
6. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of HADC and may subject the resident to lease termination.
7. Should a resident's pet give birth to a litter or offspring, the resident shall remove all animals except one. Should the resident choose to keep one of the offspring, the resident must show a current license and shot record for the newly retained pet.
8. Each resident who has an approved pet must identify an alternate custodian of the pet in the event of resident illness or other significant absence from the dwelling unit. The identification of an alternate custodian must occur prior to HADC's issuance of a Pet Permit.
9. Pets not owned by a resident shall NOT be kept on a temporary basis, absent the express written consent of the resident's Property Manager.
10. Pets must not be allowed to go onto the property of others and shall not constitute a nuisance to the pet owner's neighbors or neighbors to HADC communities.
11. Pets must not hinder, interfere with, threaten or harass HADC staff members, agents, contractors or service providers in the performance of their duties including but not limited to: (i) routine, non-routine and emergency maintenance in and about resident's unit; (ii) energy upgrade; (iii) building improvements; and (iv) routine and non-routine pest extermination or control activities. In no event may resident refuse to allow HADC to perform such services due to the presence of a pet.

### **Rules and Regulations Related to Dogs and Cats:**

1. The weight of a dog or cat shall not exceed 30 pounds (adult size). Service animal dogs, which are actually used as a service animal, pursuant to Section VI (B), are exempt from this rule.
2. All dogs and cats must be spayed or neutered, as applicable.
3. Any dog that bites, attacks or endangers the safety of humans without provocation is classified as potentially dangerous dog. The owner of such a dog is subject to revocation of his/her permit, a fine, and/or legal action. A dog is not considered potentially dangerous or dangerous if it bites a human:
  - a. When its owner is being attacked;
  - b. Who is a willful trespasser on the property of the owner or who is committing another tort or crime; or
  - c. Who has tormented or abused the dog and such torment or abuse is documented.
4. Dogs and cats shall remain inside the resident's unit. No animals shall be permitted to be loose in hallways, lobby areas, Laundromats, community rooms, yards or other common areas of the development.
5. Residents may not allow dogs to go outside unless such dog is securely leashed with a leash no longer than four to six feet in length. It shall be the absolute responsibility of every owner, possessor or person who keeps any dog to prevent it from running at large upon sidewalks, vacant lots, or anywhere in the community. A dog shall be deemed to be running at large when off or away from the premises of the owner or keeper, or under the actual physical control by means of a leash, cord or chain. Dogs may not be leashed to inanimate objects such as trees, posts, buildings, cars, etc.
6. Dogs and cats, and as applicable, birds, must be licensed yearly by a licensed veterinarian or the DeKalb County Humane Society or other county Humane Society. Residents must show proof of annual rabies and distemper booster inoculations.
7. Residents must provide litter boxes for cat waste, which must be kept in the dwelling unit. Residents shall neither allow refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
8. Residents are solely responsible for cleaning up pet droppings, if any, inside and outside the apartment and/or on the development grounds. Droppings must be disposed of by being placed in a bag and then placed in a dumpster/container outside the development building. Residents in violation will be subject to a maintenance fee charge of twenty-five (\$25.00) for each offense. Multiple violations may also subject the resident to a revocation of the pet permit and/or lease termination.

9. Residents *may not* dispose of pet waste by any other ways other than those listed in this Policy.

**Rules and Regulations Related to Birds:**

A birdcage cannot be larger than 18 inches by 18 inches by 30 inches (18" x 18" x 30"). Birds must fit inside the cage.

**Rules and Regulations Related to Fish:**

An aquarium cannot be larger than thirty (30) gallons and must be watertight.

**Pet Permit Renewal:**

The Pet Permit shall be renewed at the annual recertification for each resident that keeps a pet in his or her dwelling unit. Copies of the current pet inoculations shall be required during recertification. HADC Management will bring expired pet permits to the attention of the pet owners by written notice allowing the pet owner a grace of fifteen days to provide the management office with a current certificate of appropriate inoculations. Residents pet owners who do not have a current Pet Permit after being extended a fifteen (15) day grace period are in violation of their dwelling lease and must remove the pet immediately or be subject to lease termination.

**Annual Pet Inspections:**

At least once each year, each apartment that has a pet will be subject to an inspection by HADC to determine what damage, if any, has occurred in the apartment as a result of the pet or pet's presence in the apartment. Should HADC determine that damage to the apartment has occurred, HADC shall provide a listing of damages and charge the resident for the repair of damages. The resident shall pay such charges when due, generally the first day of the second month after notification of the charges. Should the resident fail or refuse to pay the charges when due, such failure or refusal shall be grounds for revocation of the pet permit and for lease termination.

**F. REVOCAION OF PET PERMIT:**

The privilege of maintaining a pet in a HADC apartment shall be subject to the rules set forth above. This privilege shall be revoked at any time, subject to HADC's Grievance Procedures, if the animal becomes destructive, creates a nuisance, and represents a threat to the health, safety and/or security of other residents.

**G. AMENDMENTS TO THE PET POLICY:**

*HADC reserves the right to amend this pet policy as it deems necessary to protect and enhance the HADC communities.*

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? **2**
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment (**Completed**)
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at **Attachment A: (ga237a02)**  
 Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
 Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

#### 3. Description of Resident Election Process

##### a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

##### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

##### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: DeKalb County, GA
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)  
The Consolidated Plan identifies needs for housing based on the following factors:
  - (1) lack of availability
  - (2) affordable units within the County

The Plan identifies areas where new affordable construction would be a priority. The HADC strives to ensure that areas identified within the Plan are targeted as potential sights for development as single-family homeownership opportunities. As the Plan also indicates a lack of affordable, available rental housing, the HADC also identifies units within the County that would qualify as additional asset inventory.

The HADC prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of the Public Housing Program (Conventional and Housing Choice Voucher Program) the Housing Authority of DeKalb County (HADC) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the HADC maintains these units to a high standard, which helps assure that the County has quality affordable rental dwellings available for residents needing government subsidized housing.

The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons.

The HADC has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan for DeKalb County, Georgia supports the HADC Five-Year Plan and FY 2006 Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the County will continue to require enhanced coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all Residents of the County receive a safe and comfortable living environment. These commitments are components of the HADC Five-Year Plan as they are grounded in the mission statement of the Agency.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

#### **Criterion for identifying a “substantial deviation” from or “significant amendment or modification” to the PHA Plan**

The HADC will consider the following to be changes in its *Agency Plan* necessary and sufficient to require a full review by the Resident Policy Council (Resident Advisory Board) and by the Public Hearing process before a corresponding change in the Agency Plan can be adopted. A significant deviation or alteration would have included the following:

1. Any alteration of the Authority’s *Mission Statement*;
2. Any change or amendment to a stated Strategic Goal;
3. Any change or amendment to a stated Strategic Objective except in a case where the change results from the objective having been met;
4. Any introduction of a new Strategic Goal;
5. Any alteration in the Capital Fund Program Annual Plan that affects an expenditure greater than twenty percent (20%) of the CFP Annual Budget for that year.

In setting the above criteria, the HADC intends by “Strategic Goal” specifically those items under those headings in its 5-Year Plan. As the Annual Plan requires annual review by the Resident Policy Council (Resident Advisory Board) and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the *Quality Housing and Work Responsibility Act of 1998*. It expects that changes to the Annual Plan will be primarily administrative in nature. It believes, however, as shown in item #5 above, that significant changes in its planned modernization expenditures should be subject to a resident/public process.

The HADC has also reviewed the requirements set out in HUD Notice PIH 99-51. It here incorporates the several additional criteria established by HUD for “substantial deviation” or “significant amendment or modification” to its Agency Plan. The HADC will also consider the following events to require a public process before amending such changes to its Agency Plan.

- changes to rent or admissions policies or organization of the waiting list;

- ❑ additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund;
- ❑ additions of new activities not included in the current PHDEP Plan and
- ❑ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

The HADC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

- (1) ga237a02 Resident Advisory Board Comments  
Comments from Public Hearing
- (2) ga237b02 2006 CFP Annual Statement  
Performance and Evaluation Report
- (3) ga237c02 2005 CFP Annual Statement  
Performance and Evaluation Report
- (4) ga237d02 2004 CFP Annual Statement  
Performance and Evaluation Report
- (5) ga237e02 2003 CFP Annual Statement (Part 1)  
Performance and Evaluation Report
- (6) ga237f02 2003 CFP Annual Statement (Part 2)  
Performance and Evaluation Report
- (7) ga237g02 CFP\_ Five Year Statement (2007-2010)
- (8) ga237h02 Organizational Chart
- (9) ga237i02 Deconcentration and Income Mixing
- (10) ga237j02 Most recent approved Operating Budget

**MINUTES OF RESIDENT ADVISORY BOARD,  
RESIDENT POLICY COUNCIL AND RESIDENT  
COMMENTS**



**Resident Advisory Board Meeting**  
March 4, 2006, 9:00am to 2:00pm

**Agenda**

<b>9:00am – 9:30am</b>	Photos/Breakfast
<b>9:30am – 9:45am</b>	Welcome/Introductions/Objectives <i>Tyronda Minter</i>
<b>9:45am – 10:15am</b>	RAB Overview <i>Tyronda Minter</i>
<b>10:15am – 10:45am</b>	Presentation <i>Paula Gwynn Grant</i>
<b>10:45am – 11:00am</b>	Break
<b>11:00am – 11:15am</b>	5-Year Agency Plan Overview <i>Paula Gwynn Grant</i>
<b>11:15am – 11:45am</b>	Annual Plan <i>Paula Gwynn Grant</i>
<b>11:45am – 12:45pm</b>	Lunch/Group Work
<b>12:45am – 1:15pm</b>	RAB Member Group Reports
<b>1:15pm – 1:45pm</b>	Strategic Plan <i>Bettye Davis</i>
<b>1:45am – 2:00pm</b>	Closing: A Review of the RAB Calendar <i>Tyronda Minter</i>

**Location:** Central Office  
**Facilitator:** Tyronda Minter, Consultant

**Staff Present:** Bettye Davis (Executive Office)  
Paula Gwynn Grant (Public Affairs)  
Tanisha Johnson (Executive Office)

A portion of the RAB Training time was spent in groups to work on questions for the FY 2006 Annual plan.

**RAB Members Present:**

1. Cyril Gordon (Hairston Lake)
2. Elizabeth Yi (JFE)
3. Kum Sil Yi (JFE)
4. Loriston Thompson (Hairston Lake)
5. Ora Louder (HCV)
6. Regina Silas (HCV)
7. Richard Pajuelo (HCV)
8. Ruby Tooks (Friendly Heights)
9. Rufus Elder (Spring Chase II)
10. Willa Payne (Spring Chase II)
11. Anita Barnes (HCV)
12. Carmela Young (JFE)
13. Edward Brown Jr. (Hairston Lake)
14. Yong C. Chung (JFE)
15. Belinda Lane (HCV)
16. Edwina Taylor (Friendly Heights)
17. Emma Hawkins (HCV)
18. Leta Lagunda (HCV)
19. Margie Macon (Friendly Heights)
20. Mary Kemp (TGM)
21. Sang Hee Kim (JFE)
22. Willard Allen (Hairston Lake)
23. Yong C. Chung (JFE)
24. Mable Bell (HCV)

***Resident Advisory Board Responses to Questions - FY 2006 Annual Plan***

1. **If money were no object what type of improvements would you like to see added at your particular development? (Example: new doors, windows, landscaping, youth activities etc.)**

**Housing Choice Voucher:**

- Landlord should be responsible for painting, providing yearly extermination and carpet cleaning. These things should not be the responsibility of the tenant. Landlord should be required to give tenants at least a 90 days notice if property going to be sold. Landlords, like tenants, should undergo a required background check. It's not fair that tenants are investigated and landlords are not. Tenants need

a voice in the inspection process meaning that tenants should work together to choose an inspection date rather than the Housing Choice Voucher Case Manager single-handedly selecting the dates. Some dates and times chosen by the Housing Choice Voucher program are not convenient for tenants. Landlords need sensitivity training (how to be respectful towards tenants).

**Tobie Grant:**

- Pest Control, Need more youth activities, Landscaping

**Johnson Ferry:**

- Pest Control, New Doors, Emergency Maintenance, Rusted Pipes, Termites, Fire Hydrants, Leaky Roofs, Refrigerators Out, Create Gated Communities, Need better locks and doors

**Wind Rush:**

- Need blinds and painting

**Spring Chase:**

- Emergency Exits lacking from 4<sup>th</sup> floor down, Wheel-chair bound person on 1<sup>st</sup> floor with emergency exit issues, Railing issues (1<sup>st</sup> and 4<sup>th</sup> Floor), Fire Hydrants are not in convenient places

**2. What problems do you perceive exist in the housing units?**

**Housing Choice Voucher Responses:**

- Problems with neighbors, Inspections need to be thorough, not enough communication between Housing Choice Voucher Department and Residents

**Tobie Grant**

- Pest Control, More youth programs

**Johnson Ferry**

- Emergency Maintenance, Emergency Handicap Parking, No Fans in Bathrooms

**Friendly Heights**

- Toilets and sinks should be accessible for seniors and disabled adults

**Spring Chase**

- Transportation problems, work orders take too long to be filled

**3. What types of programs would you like to see offered in FY 2006?**

- Newsletters that go out to all residents (quarterly) informing them of opportunities
- Information sent to all residents introducing RAB members, etc.
- Encouragement and resources for all youth to go to college
- Scholarships available for youth and adults
- Job/employment opportunities
- Annual Picnic for families
- More family programs

**4. What types of activities would you like to see the HADC pursue for the upcoming year in reference to Resident Services:**

- **Adults:** Computer Training, Continuing Education, Adult Basic Education, Line Dancing and Travel Club
- **Youth:** Career Development, Exposure to motivational speakers, Youth Programs with emphasis on being Drug-Free
- **Elderly:** Personal Care Service, Exercise Programs and Dancing, Travel opportunities for residents, need an instructor to teach exercise classes (Friendly Heights), Exercise Room in basement should be utilized by residents (Friendly Heights)

**5. List improvements you would like to see in the following areas:**

**Grounds:**

- 1. Landscaping**
- 2. Beautification of Area**

**Maintenance and Modernization**

- 1. Condition of Units**
- 2. Interior Improvements**
- 3. Exterior Improvements**

**Security to include:**

- 1. Community Policing Officers**
- 2. Security Fences, Lights**

- Lake needs cleaning (**Hairston Lake**)
- Safe flooring for the porches (**Hairston Lake**)
- Security in multifamily developments (**Tobie and Johnson Ferry**)
- Good Lighting-Gate Entrance (**Johnson Ferry**)
- Fans in bathroom
- Better Customer Service (**Housing Choice Voucher**)
- Community Policing Officers (**Johnson Ferry**)
- Security Fences, Lights (**Johnson Ferry, WindRush**)
- Improve management relations at sites (**Friendly Heights & Housing Choice Voucher**)

**6. What do you perceive the primary goals should be for the HADC in the upcoming year?**

- Rent freeze for seniors 65 & older
- Utility Assistance for seniors
- Quality customer service
- Johnson Ferry Development
- Johnson Ferry Security

RAB Comments submitted by Tanisha Johnson



## FY 2006 Annual Plan Public Hearings

### **Public Hearing held at Tobie Grant Manor Community Center, 3/9/06 @ 9:00 a.m.**

Facilitator: Paula Grant, Sr. VP of Public Affairs & Compliance

Staff Present: Bonita Tucker, Property Manager  
Corey Bivens, Lease Enforcement Officer

Attendees: Mary Kemp, Sylvia Bates, and Regina Peters

### **Public Hearing held at Johnson Ferry East Community Center, 3/9/06 @ 11:00 a.m.**

Facilitator: Paula Grant, Sr. VP of Public Affairs & Compliance

Staff Present: Elaine Young, Property Manager  
Erica Green, Lease Enforcement Officer

Attendees: No attendance

### **Resident Responses to Questions – FY2006 Annual Plan**

- 1. If money were no object what type of improvements would you like to see added at your particular development? ex: new doors, windows, landscaping, youth activities**

They want more additional gardens at Tobie Grant. The young children get into the seniors' gardens and destroy them regularly. The children also get on the swing out in the gardens and play too roughly with it. They've almost broken it many times.

The gazebo is a source of trouble. Drug addicts get into it and drink and do drugs in it at night. Kids are in it during the day finding that paraphernalia. This is scaring the seniors.

They would like to see a merry-go-round for the kids not the preschool playgrounds that they have. No one plays on those two playgrounds. They need more recreational activities for the 8, 9 and 10 year olds.

The grass needs to be enriched -- too dry. When it rains, water pools and causes a hazard to all residents. In the summer, it brings mosquitoes. The walkway is too high in certain areas causing a trip hazard for anyone but especially the seniors.

**2. What problems do you perceive exist in the housing units?**

Maintenance needs to keep more of a supply of parts on hand because they never seem to have what is needed in the units. You always have to wait and it seems like they forget to come back and fix the problem.

There is no call back or quick response when a work order is put in.

**3. What types of programs would you like to see offered in FY 2006?**

They want more exercise programs on site including dancing.

**4. What types of activities would you like to see the HADC pursue for the upcoming year in reference to Resident Services:**

- **Adults**
- **Youth**
- **Elderly**

More computer classes, exercise classes --including dancing, more for the teenagers, games and field trips for the teens and seniors. They want job fair for the teens and adults ASAP.

Teens want people they can relate to --they are not responding to educators in social activities.

**5. List improvements you would like to see in the following areas:**

- **Grounds**
  1. **Landscaping**
  2. **Beautification of Area**
- **Maintenance and Modernization**
  1. **Conditions of Units**
  2. **Interior Improvements**
  3. **Exterior Improvements**
- **Security to include:**
  1. **Community Policing Officers**
  2. **Security Fences, Lights**

More improvements include: grass in all yards, have more parts on site to fix appliances in the units, wood shelves in the closets and pantry, more community police, increase in county police patrol, quicker response to work orders, some kind of help to get the drugs out of the neighborhood. There are too many drugs in the community -- at night, the addicts hide in the gazebo and do drugs. Police have caught them many times but it's scaring the seniors especially. They often spy out of their windows and call the police to the scene.

Seniors also want a senior social worker on site to help make phone calls to the doctor, clarify information received in the mail, etc. They currently lean on their adult children to help them. A person on site would get them the answers they need right away. Property managers are a help but they have numerous other duties.

**6. What do you perceive the primary goals should be for the HADC in the upcoming year?**

No comment.

Public Hearing Comments submitted by Paula Grant, Sr. VP of Public Affairs

**ga237b02 Annual Statement/Performance and Evaluation Report (Based on Amount received in FY 04)  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750106</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2006</b>
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )  
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00			
2	1406 Operations	117,000.00			
3	1408 Management Improvements Soft Costs	22,000.00			
4	1410 Administration	117,400.00			
5	1411 Audit	.00			
6	1415 Liquidated Damages	.00			
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition	.00			
9	1450 Site Improvement	70,000.00			
10	1460 Dwelling Structures	120,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	8,000.00			
12	1470 Non-dwelling Structures	.00			
13	1475 Non-dwelling Equipment	11,299.00			
14	1485 Demolition	700,000.00			
15	1490 Replacement Reserve	.00			
16	1492 Moving to Work Demonstration	.00			
17	1495.1 Relocation Costs	.00			
18	1499 Development Activities	.00			
19	1502 Contingency	.00			
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$1,170,699.00</b>			
20	Amount of line XX Related to LBP Activities	.00			
21	Amount of line XX Related to Section 504 compliance	.00			
22	Amount of line XX Related to Security - Soft Costs	.00			
23	Amount of Line XX Related to Security - Hard Costs	.00			
24	Amount of Line XX Related to Energy Conservation Measures	.00			
25	Collateralization Expenses or Debt Service	.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750106</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Operations</b>	TGM & JFE Operations	1406	TGM JFE	33,524.00 83,476.00					
	<b>Operations Subtotal</b>			<b>117,000.00</b>					
<b>Management Improvements</b>	Resident, Board & Staff Training, Trainer(s) and general technical assistance	1408	TGM JFE	4,871.00 12,129.00					
	Record keeping improvements / management	1408	PHA - WIDE	5,000.00					
	<b>Management Improvements Subtotal</b>			<b>22,000.00</b>					
<b>Administration</b>	Non-Technical PHA salaries & employee contributions	1410	TGM JFE	31,232.00 77,768.00					
	Travel, advertising, printing & procurement	1410	PHA - WIDE	8,400.00					
	<b>Administration Subtotal</b>			<b>117,400.00</b>					
<b>Fees &amp; Costs</b>	Sundry Expenses	1430	PHA - WIDE	5,000.00					
	<b>Fees &amp; Costs Subtotal</b>			<b>5,000.00</b>					
<b>Site Improv.</b>									
TGM	Install Driveways / Additional Sidewalks	1450	entire site	50,000.00					
TGM	Landscaping & Site Improvements	1450	entire site	20,000.00					
	<b>Site Improvements Subtotal</b>			<b>70,000.00</b>					
<b>Dwelling Struc</b>									
TGM	Building Foundation repair	1460	10 bldgs	30,000.00					
TGM	Resurface / line Tubs	1460	20 units	6,000.00					
TGM	Replace polybutylene plumbing	1460	As Needed	70,000.00					
JFE	Miscellaneous Emergency Repairs	1460	As Needed	14,000.00					
	<b>Dwelling Structures Subtotal</b>			<b>120,000.00</b>					



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350106</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 9/7/06</b>							
GA237-1							
Tobie Grant Manor	3/7/08			9/7/09			In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	3/7/08			9/7/09			In accordance with Notice 2001-26
Management Improvements	3/7/08			9/7/09			In accordance with Notice 2001-26
Community Policing Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Preventive Maintenance Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Operational Improvement Training	3/7/08			9/7/09			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/7/08			9/7/09			In accordance with Notice 2001-26
Resident Responsibility Training	9/7/08			9/7/09			In accordance with Notice 2001-26

**ga237c02 Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Housing Authority of the County of DeKalb, GA</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2005</b>
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1 effective 03/31/06)  
 X Performance and Evaluation Report for Period Ending: 12/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	235,674.00	235,674.00	0	0
3	1408 Management Improvements Soft Costs	235,674.00	235,674.00	0	0
4	1410 Administration	117,837.00	117,837.00		0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	10,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	229,352.00	364,185.00	0	0
10	1460 Dwelling Structures	178,000.00	139,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	8,000	16,000.00	0	0
12	1470 Non-dwelling Structures	38,833.00	25,000.00	0	0
13	1475 Non-dwelling Equipment	35,000.00	35,000.00	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	<b>Amount of Grant: (sum of lines 1-19)</b>	<b>\$1,178,370.00</b>	<b>\$1,178,370.00</b>	<b>0</b>	<b>0</b>
20	Amount of line XX Related to LBP Activities	.00			
21	Amount of line XX Related to Section 504 compliance	.00			
22	Amount of line XX Related to Security - Soft Costs	.00			
23	Amount of Line XX Related to Security - Hard Costs	.00			
24	Amount of Line XX Related to Energy Conservation Measures	.00			
25	Collateralization Expenses or Debt Service	.00			

**Revision Explanation:**

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/05), it became necessary to develop and follow a Strategic Plan to complete the requirements as noted in the MOA at this time. The following revisions are the result of these considerations.

Therefore, funds needed to be moved into the following development accounts:

1430 decrease in “Fees & Cost” to reprogram funds to “Site Improvements”.

1450 increase in “Site Improvements” in an attempt to address site specific needs at the Tobie Grant location.

1460 decrease in “Dwelling Structures” to reprogram funds to “Site Improvements”.

1465.1 increase in “Dwelling Equipment” in an attempt to address the need for replacement appliances at the Tobie Grant location.

1470 decrease in “Non-Dwelling Structures” to reprogram funds to “Site Improvements”.

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>		
Development Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>Operations</b>	TGM & JFE Operations		1406	TGM JFE	68,345.00 167,329.00	68,345.00 167,329.00	0.00 0.00	0.00 0.00	
	<b>Operations Subtotal</b>				<b>235,674.00</b>	<b>235,674.00</b>			
<b>Management Improvements</b>	Resident, Board & Staff Training, Trainer(s) and general technical assistance		1408	TGM JFE	66,895.00 163,779.00	66,895.00 163,779.00	0.00 0.00	0.00 0.00	
	Record keeping improvements / management		1408	PHA - WIDE	5,000.00	5,000.00	0.00	0.00	
	<b>Management Improvements Subtotal</b>				<b>235,674.00</b>	<b>235,674.00</b>			
<b>Administration</b>	Non-Technical PHA salaries & employee contributions		1410	TGM JFE	31,833.00 77,935.00	31,833.00 77,935.00	0.00 0.00	0.00 0.00	
	Travel, advertising, printing & procurement		1410	PHA - WIDE	8,069.00	8,069.00	0.00	0.00	
	<b>Administration Subtotal</b>				<b>117,837.00</b>	<b>117,837.00</b>			
<b>Fees &amp; Costs</b>	Architectural and/or & Engineering Fees		1430	PHA - WIDE	10,000.00	0.00	0.00	0.00	
	Consultants & Technical fees		1430	PHA - WIDE	85,000.00	0.00	0.00	0.00	
	Sundry Expenses		1430	PHA - WIDE	5,000.00	10,000.00	0.00	0.00	
	<b>Fees &amp; Costs Subtotal</b>				<b>100,000.00</b>	<b>10,000.00</b>			
<b>Site Improv.</b>									
TGM	Sewer work & sewer line repair/replacement		1450	As needed	15,000.00	60,000.00	0.00	0.00	
TGM	Install Driveways – parking pads, striping		1450	entire site	18,000.00	40,000.00	0.00	0.00	
TGM	Lighting repair / replacement		1450	entire site	20,000.00	40,000.00	0.00	0.00	
TGM	Fencing repair / replacement		1450	entire site	20,000.00	20,352.00	0.00	0.00	
TGM	Playground repairs & upgrade		1450	2 playgrounds	10,000.00	10,000.00	0.00	0.00	
TGM	Install new trees & tree pruning		1450	entire site	15,000.00	30,000.00	0.00	0.00	
TGM	Landscaping & Site Improvements		1450	entire site	25,000.00	70,000.00	0.00	0.00	
JFE	Lighting repair / replacement		1450	entire site	20,000.00	0.00	0.00	0.00	
JFE	Fencing repair / replacement		1450	entire site	20,000.00	0.00	0.00	0.00	
JFE	Playground repairs & upgrade		1450	1 playground	5,000.00	0.00	0.00	0.00	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>		
Development Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
JFE	Tree preservation & tree pruning	1450	entire site	18,500.00	0.00	0.00	0.00		
JFE	Landscaping & Site Improvements	1450	entire site	15,352.00	0.00	0.00	0.00		
JFE	Sidewalk & Pavement repair / replacement	1450	entire site	20,000.00	0.00	0.00	0.00		
JFE	Install retaining wall	1450	entire site	7,500.00	0.00	0.00	0.00		
TGM	Sidewalk & Pavement repair / replacement	1450	entire site	0.00	43,833.00	0.00	0.00		
TGM	Install retaining wall	1450	entire site	0.00	50,000.00	0.00	0.00		
	<b>Site Improvements Subtotal</b>			<b>229,352.00</b>	<b>364,185.00</b>				
<b>Dwelling Struc</b>									
TGM	Building Foundation repair	1460	10 bldgs	30,000.00	30,000.00	0.00	0.00		
TGM	Resurface / line Tubs	1460	20 units	6,000.00	6,000.00	0.00	0.00		
TGM	Interior Painting of occupied Apt units	1460	30 units	20,000.00	20,000.00	0.00	0.00		
TGM	Cabinet and countertop repair / replacement	1460	36 units	18,000.00	33,000.00	0.00	0.00		
TGM	Insulation in Attics	1460	4 bldgs	20,000.00	0.00	0.00	0.00		
JFE	Roof repairs and/or replacement	1460	8 bldgs	34,000.00	0.00	0.00	0.00		
JFE	Siding repairs and/or replacement	1460	4 bldgs	20,000.00	0.00	0.00	0.00		
JFE	Interior Painting of occupied Apt units	1460	40 units	30,000.00	0.00	0.00	0.00		
TGM	Siding repairs and/or replacement	1460	4 bldgs	0.00	20,000.00	0.00	0.00		
TGM	Miscellaneous Repairs as needed	1460	entire site	0.00	30,000.00				
	<b>Dwelling Structures Subtotal</b>			<b>178,000.00</b>	<b>139,000.00</b>				
<b>Dwelling Equip</b>									
TGM	Range & Refrigerator Replacement	1465	20 units	8,000.00	16,000.00	0.00	0.00		
	<b>Dwelling Equipment Subtotal</b>			<b>8,000.00</b>	<b>16,000.00</b>				
<b>Non-Dwelling Structures</b>	Administrative building(s) repair & upgrade	1470	TGM	38,833.00	25,000.00	0.00	0.00		
	<b>Non-Dwelling Structures Subtotal</b>			<b>38,833.00</b>	<b>25,000.00</b>				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>			
Development Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>Non-Dwelling Equipment</b>	Office Furniture & Equipment for Offices, Maintenance buildings & Community Centers		1475	PHA - WIDE	35,000.00	35,000.00	0.00	0.00	
	<b>Non-Dwelling Equipment Subtotal</b>				<b>35,000.00</b>	<b>35,000.00</b>			
	<b>GRAND TOTAL</b>				<b>1,178,370.00</b>	<b>1,178,370.00</b>			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350105</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2005</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 9/7/05</b>							
GA237-1							
Tobie Grant Manor	3/7/08			9/7/09			In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	3/7/08			9/7/09			In accordance with Notice 2001-26
Management Improvements	3/7/08			9/7/09			In accordance with Notice 2001-26
Community Policing Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Preventive Maintenance Program	3/7/08			9/7/09			In accordance with Notice 2001-26
Operational Improvement Training	3/7/08			9/7/09			In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	3/7/08			9/7/09			In accordance with Notice 2001-26
Resident Responsibility Training	9/7/08			9/7/09			In accordance with Notice 2001-26

**ga237d02 Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Housing Authority of the County of Dekalb, GA</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P23750104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2004</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement Revision no: 1 effective 03/31/06  
 Performance and Evaluation Report for Period Ending: 12/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	234,139.00	234,139.00	.00	.00
3	1408 Management Improvements	234,139.00	234,139.00	.00	.00
4	1410 Administration	117,069.00	117,069.00	.00	.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	25,000.00	.00	.00
8	1440 Site Acquisition				
9	1450 Site Improvement	225,352.00	223,477.00	.00	.00
10	1460 Dwelling Structures	189,000.00	95,875.00	.00	.00
11	1465.1 Dwelling Equipment—Nonexpendable	16,000.00	16,000.00	.00	.00
12	1470 Non dwelling Structures	35,000.00	15,000.00	.00	.00
13	1475 Non dwelling Equipment	20,000.00	210,000.00	.00	.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>1,170,699.00</b>	<b>1,170,699.00</b>	<b>.00</b>	<b>.00</b>
20	Amount of line XX Related to LBP Activities				
21	Amount of line XX Related to Section 504 compliance				
22	Amount of line XX Related to Security - Soft Costs				
23	Amount of Line XX Related to Security - Hard Costs				
24	Amount of Line XX Related to Energy Conservation Measures			.00	.00
25	Collateralization Expenses or Debt Service				

**Revision Explanation:**

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/05), it became necessary to develop and follow a Strategic Plan and improve upon the HADC’s Information Technology, both Hardware and Software to implement and complete the requirements as noted in the MOA at this time.

Therefore, funds needed to be moved into the following development accounts

1430 decrease in “Fees & Costs” to reprogram funds to “Non-Dwelling Equipment” PHA Wide.

1450 decrease in “Site Improvements” to reprogram funds to “Non-Dwelling Equipment” PHA Wide.

1460 decrease in “Dwelling Structures” to reprogram funds to “Non-Dwelling Equipment” PHA Wide.

1470 decrease in “Non-Dwelling Structures” to reprogram “Non-Dwelling Equipment” PHA Wide.

1475 increased in “Non-Dwelling Equipment” to improve the technology information system PHA Wide.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Operations</b>	Tobie Grant Manor (200 units)	1406	TGM	67,900.00	67,900.00	.00	.00	On-going	
	Johnson Ferry East (498 units)	1406	JFE	166,239.00	166,239.00	.00	.00		
	<b>Operations Subtotal</b>			<b>234,139.00</b>	<b>234,139.00</b>	<b>.00</b>	<b>.00</b>		
<b>Management</b>									
<b>Improvements</b>	Record keeping & Computer Upgrades	1408	PHA - WIDE	10,000.00	150,000.00	.00	.00	planning stage	
	Resident & Staff Training	1408	TGM	65,000.00	24,109.00	.00	.00	planning stage	
	General Technical Assistance TGM & JFE	1408	JFE	159,139.00	60,030.00	.00	.00		
	<b>Management Improvements Subtotal</b>			<b>234,139.00</b>	<b>234,139.00</b>	<b>.00</b>	<b>.00</b>		
<b>Administration</b>	Non-technical PHA salaries and employee contributions	1410	TGM	31,610.00	31,610.00	.00	.00	on-going	
		1410	JFE	77,390.00	77,390.00	.00	.00		
	Travel, advertising, printing, CGP activities	1410	PHA - WIDE	8,069.00	8,069.00	.00	.00	on-going	
	<b>Administration Subtotal</b>			<b>117,069.00</b>	<b>117,069.00</b>	<b>.00</b>	<b>.00</b>		
<b>Fees &amp; Costs</b>									
	Architectural and/or Engineering	1430	PHA - WIDE	10,000.00	0.00	.00	.00	planning stage	
	Consultants & Technical Assistance Fees	1430	PHA - WIDE	85,000.00	10,000.00	.00	.00	on-going	
	Sundry Expenses	1430	PHA - WIDE	25,000.00	15,000.00	.00	.00	planning stage	
	<b>Fees &amp; Costs Subtotal</b>			<b>100,000.00</b>	<b>25,000.00</b>	<b>.00</b>	<b>.00</b>		
<b>Site Improv.</b>									
TGM	Sewer work & sewer line Replacement	1450	As needed	30,000	30,000	.00	.00	planning stage	
TGM	Install Driveways – Parking Pads	1450	As needed	40,000	50,000	.00	.00	planning stage	
TGM	Install New Trees & Tree Pruning	1450	entire site	10,000	10,000	.00	.00	planning stage	
TGM	Landscaping Grounds Upgrade	1450	entire site	15,000	25,000	.00	.00	planning stage	
TGM	General Site Repairs	1450	entire site	0.00	50,977	.00	.00	planning stage	
JFE	Landscaping & Grading	1450	entire site	30,000	0.00	.00	.00	Reprogrammed	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>			
Development # Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended		
JFE	Install Signs with Lighting		1450	entire site	6,000	0.00	.00	.00	Reprogrammed	
JFE	Tree Planting & Preservation		1450	entire site	15,000	0.00	.00	.00	Reprogrammed	
JFE	Sidewalk & Pavement replacement / repair		1450	entire site	40,000	0.00	.00	.00	planning stage	
JFE	Install Retaining wall		1450	entire site	19,352	0.00	.00	.00	Reprogrammed	
TGM	Sidewalk repair & installation		1450	entire site	0.00	37,500	.00	.00	planning stage	
JFE	General Site (Emergency) repairs		1450	entire site	20,000	20,000	.00	.00	Reprogrammed	
	<b>Site Improvements Subtotal</b>				<b>225,352.00</b>	<b>223,477.00</b>	<b>.00</b>	<b>.00</b>		
<b>Dwelling Structures</b>										
TGM	Building Foundation repair		1460	12 units	30,000	30,000	.00	.00	Reprogrammed	
TGM	Resurface / line Tubs		1460	90 units	9,000	30,000	.00	.00	Reprogrammed	
TGM	Interior Painting of Apt Units		1460	43 units	30,000	26,875	.00	.00	planning stage	
TGM	Replace 2 windows in 3 BR Apt Units		1460	32 units	16,000	32,000	.00	.00	Reprogrammed	
JFE	Roof Replacement / repairs		1460	4 bldgs	34,000	.00	.00	.00	Reprogrammed	
JFE	Interior Painting of Apt Units		1460	40 units	30,000	.00	.00	.00	Reprogrammed	
JFE	Siding repair / replacement		1460	4 bldgs	40,000	.00	.00	.00	Reprogrammed	
TGM	Sub-Floor repair & Carpet/vinyl replacement.		1460	12 units	0.00	30,000	.00	.00	planning stage	
TGM	Carpet/Vinyl replacement @ elderly units.		1460	29 units	0.00	29,000	.00	.00	planning stage	
TGM	Range exhaust hood replacement.		1460	100 units	0.00	20,000	.00	.00	planning stage	
	<b>Dwelling Structures Subtotal</b>				<b>189,000.00</b>	<b>197,875.00</b>	<b>.00</b>	<b>.00</b>		
<b>Dwelling Equip</b>										
TGM	Range Replacement		1465.1	40 units	6,000	12,000	.00	.00	planning stage	
TGM	Refrigerator Replacement		1465.1	40 units	10,000	20,000	.00	.00	planning stage	
	<b>Dwelling Equipment Subtotal</b>				<b>16,000.00</b>	<b>32,000.00</b>	<b>.00</b>	<b>.00</b>		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750104</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>		
Development # Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
<b>Non Dwelling Structures</b>									
TGM	Management Administration Building Repair and Upgrade		1470	1 bldg.	35,000	35,000	.00	.00	Planning stage
	<b>Non-Dwelling Structures Subtotal</b>				<b>35,000.00</b>	<b>35,000.00</b>	<b>.00</b>	<b>.00</b>	
<b>Non-Dwelling Equipment</b>									
	Computer Hardware needed as referenced in MOA.		1475	PHA-WIDE	20,000	72,000	.00	.00	planning stage
	<b>Non-Dwelling Equipment Subtotal</b>				<b>20,000.00</b>	<b>72,000.00</b>	<b>.00</b>	<b>.00</b>	
<b>Development Activity</b>			1499		.00	.00	.00	.00	Postponed
	<b>Development Activity Subtotal</b>				<b>0.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	
	<b>GRAND TOTAL</b>				<b>1,170.699.00</b>	<b>1,170.699.00</b>	<b>.00</b>	<b>.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of Dekalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350104</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 9/14/04</b>							
GA237-1							
Tobie Grant Manor	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Management Improvements	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Community Policing Program	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Preventive Maintenance Program	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Operational Improvement Training	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26
Resident Responsibility Training	9/13/06	3/31/06		9/13/08	6/30/07		In accordance with Notice 2001-26

**ga237e02 Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> <b>Housing Authority of the County of DeKalb, GA</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>GA06P23750103</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2003</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1 effective 06/30/05)  
 Performance and Evaluation Report for Period Ending: 12/31/05  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	.00	.00	.00	
2	1406 Operations	<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>
3	1408 Management Improvements	<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>	<b>146,296.00</b>
4	1410 Administration	<b>106,024.00</b>	<b>106,024.00</b>	<b>106,024.00</b>	<b>106,024.00</b>
5	1411 Audit	.00	.00	.00	
6	1415 Liquidated Damages	.00	.00	.00	
7	1430 Fees and Costs	<b>54,000.00</b>	<b>54,000.00</b>	<b>54,000.00</b>	<b>32,444.61</b>
8	1440 Site Acquisition	.00	.00	.00	
9	1450 Site Improvement	<b>161,000.00</b>	<b>161,000.00</b>	<b>161,000.00</b>	<b>52,523.00</b>
10	1460 Dwelling Structures	<b>98,605.63</b>	<b>98,605.63</b>	<b>98,605.63</b>	<b>54,085.63</b>
11	1465.1 Dwelling Equipment—Nonexpendable	<b>13,000.00</b>	<b>13,000.00</b>	<b>13,000.00</b>	<b>6,144.00</b>
12	1470 Non-dwelling Structures	<b>35,332.37</b>	<b>35,332.37</b>	<b>35,332.37</b>	<b>0</b>
13	1475 Non-dwelling Equipment	<b>168,185.00</b>	<b>168,185.00</b>	<b>168,185.00</b>	<b>62,918.38</b>
14	1485 Demolition	.00	.00	.00	
15	1490 Replacement Reserve	.00	.00	.00	
16	1492 Moving to Work Demonstration	.00	.00	.00	
17	1495.1 Relocation Costs	.00	.00	.00	
18	1499 Development Activities	.00	.00	.00	
19	1502 Contingency	.00	.00	.00	
	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>1,060,243.00</b>	<b>1,060,243.00</b>	<b>1,060,243.00</b>	<b>672,483.62</b>
20	Amount of line XX Related to LBP Activities	.00	.00	.00	
21	Amount of line XX Related to Section 504 compliance	.00	.00	.00	
22	Amount of line XX Related to Security – Soft Costs	.00	.00	.00	
23	Amount of Line XX Related to Security - Hard Costs	.00	.00	.00	
24	Amount of Line XX Related to Energy Conservation Measures	.00	.00	.00	
25	Collateralization Expenses or Debt Service	.00	.00	.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>			
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Operations</b>	Tobie Grant Manor (200 units)	1406	TGM JFE	61,495.00	61,495.00	61,495.00		completed	
	Johnson Ferry East (498 units)			150,553.00	150,553.00	150,553.00	61,495.00		
	<b>Operations Subtotal</b>			<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>		
<b>Management</b>									
<b>Improvements</b>	Computer System Development & Upgrades	1408	PHA – WIDE	24,800.00	24,800.00	24,800.00	.00	planning stage	
	Record Keeping Improvements/ management	1408	PHA – WIDE	10,000.00	10,000.00	10,000.00		planning stage	
	Resident, Board, Staff Training & Trainer(s)	1408	PHA – WIDE	85,148.00	85,148.00	85,148.00	.00	planning stage	
	General Technical Assistance	1408	TGM JFE	14,500.00	14,500.00	14,500.00		planning stage	
				35,500.00	35,500.00	35,500.00			
	Strategic Plan Development (per MOA)	1408	TGM JFE	7,830.00	7,830.00	7,830.00	.00	planning stage	
				19,170.00	19,170.00	19,170.00			
	Energy Audit & Utility Study	1408	TGM JFE	3,500.00	3,500.00	3,500.00		planning stage	
				3,400.00	3,400.00	3,400.00			
	Physical Needs Assessment	1408	TGM JFE	3,200.00	3,200.00	3,200.00	.00	planning stage	
				5,000.00	5,000.00	5,000.00			
	<b>Management Improvements Subtotal</b>			<b>212,048.00</b>	<b>212,048.00</b>	<b>212,048.00</b>	<b>146,296.00</b>		
<b>Administration</b>									
	Non-Technical PHA salaries & employee contributions	1410	TGM JFE	26,825.00	26,825.00	43,486.00	43,486.00	Ongoing	
				65,675.00	65,675.00				
	Travel, advertising, printing & procurement	1410	PHA – WIDE	13,524.00	13,524.00		.00	planning stage	
	<b>Administration Subtotal</b>			<b>106,024.00</b>	<b>106,024.00</b>	<b>106,024.00</b>	<b>106,024.00</b>		
<b>Fees &amp; Costs</b>									
	Architectural & Engineering Services, Consultants & Technical fees	1430	PHA – WIDE	45,000.00	45,000.00	45,000.00	.00	planning stage	
	Sundry Expenses	1430	PHA – WIDE	2,790.00	2,790.00	2,790.00	.00	planning stage	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>			
Development # Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
					Original	Revised	Obligated	Expended		
	UPCS Inspections		1430	TGM & JFE	6,210.00	6,210.00	6,210.00		planning stage	
	<b>Fees &amp; Costs Subtotal</b>				<b>54,000.00</b>	<b>54,000.00</b>	<b>54,000</b>	<b>32,444.61</b>		
<b>Site Improvements</b>										
TGM	Sidewalk Installation		1450	entire site	20,000.00	20,000.00	20,000.00	.00	planning stage	
TGM	Playground repair, pressure washing, stain		1450	entire site	15,000.00	15,000.00	15,000.00	.00	planning stage	
TGM	Tree Pruning & mulch		1450	entire site	10,000.00	10,000.00	10,000.00	.00	planning stage	
TGM	Community Garden improvements		1450	garden area	10,000.00	10,000.00	10,000.00		planning stage	
TGM	Landscaping & Site Improvements		1450	entire site	20,000.00	20,000.00	20,000.00	.00	planning stage	
TGM	Parking lot - repair seal & stripe		1450	entire site	30,000.00	30,000.00	30,000.00		planning stage	
JFE	Sidewalk & Pavement repair		1450	entire site	6,000.00	6,000.00	6,000.00	.00	planning stage	
JFE	Sewer line Replacement and/or cleaning		1450	entire site	25,000.00	25,000.00	25,000.00	.00	planning stage	
JFE	Playground repair, pressure washing, stain		1450	entire site	5,000.00	5,000.00	5,000.00	.00	planning stage	
JFE	Tree Pruning & mulch		1450	entire site	20,000.00	20,000.00	20,000.00	.00	planning stage	
	<b>Site Improvements Subtotal</b>				<b>161,000.00</b>	<b>161,000.00</b>	<b>161,000.00</b>	<b>52,523.00</b>		
<b>Dwelling Structures</b>										
TGM	Bathroom Renovations		1460	as needed	38,380.63	38,380.63	38,380.63	.00	planning stage	
TGM	Building Foundation repair & painting		1460	58 bldgs	33,350.00	33,350.00	33,350.00	.00	planning stage	
TGM	Interior Painting of Apt Units		1460	43 units	26,875.00	26,875.00	26,875.00	.00	planning stage	
	<b>Dwelling Structures Subtotal</b>				<b>98,605.63</b>	<b>98,605.63</b>	<b>98,605.63</b>	<b>54,085.63</b>		
<b>Dwelling Equip</b>										
TGM	Range & Refrigerator Replacement		1465.1	10 units	6,500.00	6,500.00	6,500.00	.00	planning stage	
JFE	Range & Refrigerator Replacement		1465.1	10 units	6,500.00	6,500.00	6,500.00	.00	planning stage	
	<b>Dwelling Equipment Subtotal</b>				<b>13,000.00</b>	<b>13,000.00</b>	<b>13,000.00</b>	<b>6,144.00</b>		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750103</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity or location	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
<b>Non-dwelling Structures</b>	Improvements to Maintenance shops	1470	TGM JFE	2,500.00 2,500.00	2,500.00 2,500.00	.00	.00	planning stage	
	Central Management Office repair & upgrade (30% of total cost)	1470	PHA - WIDE	30,332.37	30,332.37			planning stage	
	<b>Non-Dwelling Structures Subtotal</b>			<b>35,332.37</b>	<b>35,332.37</b>	<b>35,332.37</b>	<b>.00</b>		
<b>Non-dwelling Equipment</b>	Computer Equipment & hardware needed as referenced in MOA (30% of total cost)	1475	PHA – WIDE	168,185.00	168,185.00	168,185.00	.00	planning stage	
	<b>Non-Dwelling Equipment Subtotal</b>			<b>168,185.00</b>	<b>168,185.00</b>	<b>168,185.00</b>	<b>62,918.38</b>		
	<b>GRAND TOTAL</b>			<b>1,060,243.00</b>	<b>1,060,243.00</b>	<b>1,060,243.00</b>	<b>672,483.62</b>		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350103</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2003</b>  <b>Period Ending: 12/31/04</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (actual date) (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 7/1/03</b>							
GA237-1							
Tobie Grant Manor	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Management Improvements	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Community Policing Program	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Preventive Maintenance Program	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Operational Improvement Training	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Resident Responsibility Training	12/31/04	09/01/05		6/30/06	6/30/06		In accordance with Notice 2001-26

**ga237f02 Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>	Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750203</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2) effective 03/31/06  
 Performance and Evaluation Report for Period Ending: 12/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	42,260.00	42,260.00	0	0
3	1408 Management Improvements	42,260.00	42,260.00	7,500.00	7,500.00
4	1410 Administration	21,130.00	21,130.00	14,790.76	14,790.76
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,900.00	26,550.00	0	0
8	1440 Site Acquisition	.00	.00		
9	1450 Site Improvement	43,752.00	67,008.00	37,311.01	37,311.01
10	1460 Dwelling Structures	.00	9,094.00	9,094.00	9,094.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	30,000.00	0	0	0
13	1475 Non-dwelling Equipment	3,000.00	3,000.00	2,278.56	2,278.56
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	<b>Amount of Annual Grant: (sum of lines 1-19)</b>	<b>211,302.00</b>	<b>211,302.00</b>	<b>70,974.33</b>	<b>70,974.33</b>
20	Amount of line XX Related to LBP Activities				
21	Amount of line XX Related to Section 504 compliance				
22	Amount of line XX Related to Security – Soft Costs				
23	Amount of Line XX Related to Security - Hard Costs				
24	Amount of Line XX Related to Energy Conservation measures				
25	Collateralization Expenses or Debt Service				

**Revision Explanation:**

In accordance to our Memorandum of Agreement with HUD (5/1/05 – 4/30/05), it became necessary to develop a Strategic Plan, complete Board and Staff training, improve all reporting measures and implement more effective administrative tools for compliance.

Therefore, funds needed to be increased or decreased into the following development accounts:

1430 decreased in Fees and Costs.

1450 increased in Site Improvements.

1460 increased in Dwelling Structures to provide funds for tasks as specified in the MOA in other line items.

1470 decreased in Non-Dwelling Structures.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750203</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b> <b>Period Ending:</b>			
Dev.Number/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct.	Quantity location	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work	
<b>Operations</b>	Operations/Tobie Grant Manor (200 units) Operations/Johnson Ferry East (498 units)	1406 1406	TGM JFE	12,255.00 30,005.00	12,255.00 30,005.00	.00 .00	.00 .00	Ongoing	
	<b>Operations Subtotal</b>			<b>42,260.00</b>	<b>42,260.00</b>	<b>0</b>	<b>0</b>		
<b>Management Improvements</b>	Resident, Board & Staff Training & Trainers	1408	PHA – WIDE	15,000.00	15,000.00	.00	.00	Ongoing	
	Compliance Technical Assistance per MOA	1408	PHA – WIDE	20,260.00	20,260.00	.00	.00	Ongoing	
	Record keeping Improvements/ management	1408	PHA – WIDE	2,500.00	2,500.00	.00	.00	In progress	
	Computer System Upgrades	1408	PHA – WIDE	4,500.00	4,500.00	.00	.00	In progress	
	<b>Management Improvements Subtotal</b>			<b>42,260.00</b>	<b>42,260.00</b>	<b>7,500.00</b>	<b>7,500.00</b>		
<b>Administration</b>	Non-Technical PHA salaries & employee contributions TGA (29%) JFE (71%)	1410	TGA (29%) JFE (71%)	6,128.00 15,002.00	6,128.00 15,002.00	.00	.00	In progress	
	<b>Administration Subtotal</b>			<b>21,130.00</b>	<b>21,130.00</b>	<b>14,790.76</b>	<b>14,790.76</b>		
<b>Fees &amp; Costs</b>	Architectural & Engineering Fees, Legal fees, Technical Assistance Fees	1430	PHA – WIDE	25,000.00	24,000.00	.00	.00	In progress	
	Sundry Expenses as per regulations	1430	PHA – WIDE	3,900.00	2,550.00	.00	.00	In progress	
	<b>Fees &amp; Costs Subtotal</b>			<b>28,900.00</b>	<b>26,550.00</b>	<b>0</b>	<b>0</b>		
<b>Site Improve.</b>									
TGM	Sidewalk Replacement/repair	1450	entire site	.00	.00	.00	.00	reprogrammed	
TGM	Repair Driveways, Parking Pads , sidewalks	1450	As needed	.00	.00	.00	.00	reprogrammed	
TGM	Landscaping & Site Improvements	1450	entire site	43,752.00	67,008.00	.00	.00	planning stage	
JFE	Tree Planting & Preservation	1450	entire site	.00	.00	.00	.00	reprogrammed	
JFE	Sidewalk & Pavement replacement/repair	1450	entire site	.00	.00	.00	.00	reprogrammed	
JFE	Landscaping, Grading and moving storm line	1450	3 bldgs	.00	.00	.00	.00	reprogrammed	
	<b>Site Improvement Subtotal</b>			<b>43,752.00</b>	<b>67,008.00</b>	<b>37,311.01</b>	<b>37,311.01</b>		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>		Grant Type and Number Capital Fund Program Grant No: <b>GA06P23750203</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>  <b>Period Ending:</b>			
Dev.Number/HA -Wide Activities	General Description of Major Work Categories	Dev. Acct.	Quantity location	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work		
Dwelling structures										
TGM	Install Vanity in Baths	1460	30 units	.00	.00	.00	.00	reprogrammed		
TGM	Resurface / line Tubs	1460	20 units	.00	.00	.00	.00	reprogrammed		
TGM	Interior Painting of Apt Units	1460	20 units	.00	.00	.00	.00	reprogrammed		
TGM	Replace 2 windows in 3 BR Apt Units	1460	8 units	.00	.00	.00	.00	reprogrammed		
JFE	Building replacement including foundation work, ground work and demolition	1460	10 units	.00	.00	.00	.00	reprogrammed		
JFE	Building construction including framing, roofing, exterior walls, doors, windows, etc	1460	10 units	.00	.00	.00	.00	reprogrammed		
JFE	Mechanical work includes HVAC electrical, plumbing, appliances & hot water heaters	1460	10 units	.00	.00	.00	.00	reprogrammed		
JFE	New living space including carpentry, sheetrock, flooring, carpeting, painting, etc	1460	10 units	.00		.00	.00	reprogrammed		
TGM	Replacement of exterior door/jamb.	1460	15 units	.00	9,094.00					
	<b>Dwelling Structures Subtotal</b>			<b>.00</b>	<b>9,094.00</b>	<b>9,094.00</b>	<b>9,094.00</b>			
<b>Non-Dwelling Structures</b>	Improvement to Central Management Office (30% of total cost)	1470	1 bldg	30,000.00	0	.00	.00	deleted		
	<b>Non-Dwelling Structures Subtotal</b>			<b>30,000.00</b>	<b>0</b>	<b>.00</b>	<b>.00</b>			
<b>Non-Dwelling Equipment</b>	Copier for Management Office	1475	TGM	3,000.00	3,000.00	.00	.00	In progress		
	<b>Non-Dwelling Equipment Subtotal</b>			<b>3,000.00</b>	<b>3,000.00</b>	<b>2,278.56</b>	<b>2,278.56</b>			
	<b>GRAND TOTAL</b>			<b>211,302.00</b>	<b>211,302.00</b>	<b>70,974.33</b>	<b>70,974.33</b>			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of DeKalb, GA</b>			Grant Type and Number Capital Fund Program No: <b>GA06P2350103</b> Replacement Housing Factor No:			Federal FY of Grant: <b>2003</b>  <b>Period Ending: 12/31/04</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) 24 months			All Funds Expended (Quarter Ending Date) 24 months			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<b>Start date 7/1/03</b>							
GA237-1							
Tobie Grant Manor	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
GA237-4							
Johnson Ferry East	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Management Improvements	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Community Policing Program	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Preventive Maintenance Program	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Operational Improvement Training	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Professional Training in Maintenance Skills And Services	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26
Resident Responsibility Training	12/31/04	12/31/05		6/30/06	6/30/06		In accordance with Notice 2001-26

ga237g02

**Capital Fund Program Five-Year Action Plan (Based on Amount of Funding Received in FY04)**  
**Housing Authority of the County of Dekalb, GA**  
**Part I: Summary**

PHA Name <b>Housing Authority of the County of Dekalb, GA</b>		GA237v01 (2007-2010)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 FFY Grant: PHA FY: <b>2006</b>	Work Statement For Year 2 FFY Grant: PHA FY: <b>2007</b>	Work Statement for Year 3 FFY Grant: PHA FY: <b>2008</b>	Work Statement for Year 4 FFY Grant: PHA FY: <b>2009</b>	Work Statement for Year 5 FFY Grant: PHA FY: <b>2010</b>	
GA 237-1 TOBIE GRANT MANOR GA 237-4 JOHNSON FERRY EAST	See Annual Statement					
1406 Operations Subtotal		234,139.00	234,139.00	234,139.00	125,000.00	
1408 Management Improvements Subtotal		234,139.00	234,139.00	234,139.00	100,000.00	
1410 Administration Subtotal		117,069.00	117,069.00	117,069.00	100,000.00	
1430 Fees & Costs Subtotal		100,000.00	100,000.00	100,000.00	70,000.00	
1450 Site Improvements		229,352.00	229,352.00	229,352.00	30,000.00	
1460 Dwelling Structures		178,000.00	178,000.00	178,000.00	20,000.00	
1465.1 Dwelling Equip. Non-Expendable		8,000.00	8,000.00	8,000.00	20,000.00	
1470 Non-Dwelling Structures		35,000.00	35,000.00	35,000.00	30,000.00	
1475 Non-Dwelling Equipment		35,000.00	35,000.00	35,000.00	15,000.00	
1499 Development Activities		00	00	00	660,699.00	
Total CFP Funds (Est.)	<b>1,170,699.00</b>	<b>1,170,699.00</b>	<b>1,170,699.00</b>	<b>1,170,699.00</b>	<b>1,170,699.00</b>	
Total Replacement Housing Factor Funds						







**Capital Fund Program Five-Year Action Plan**

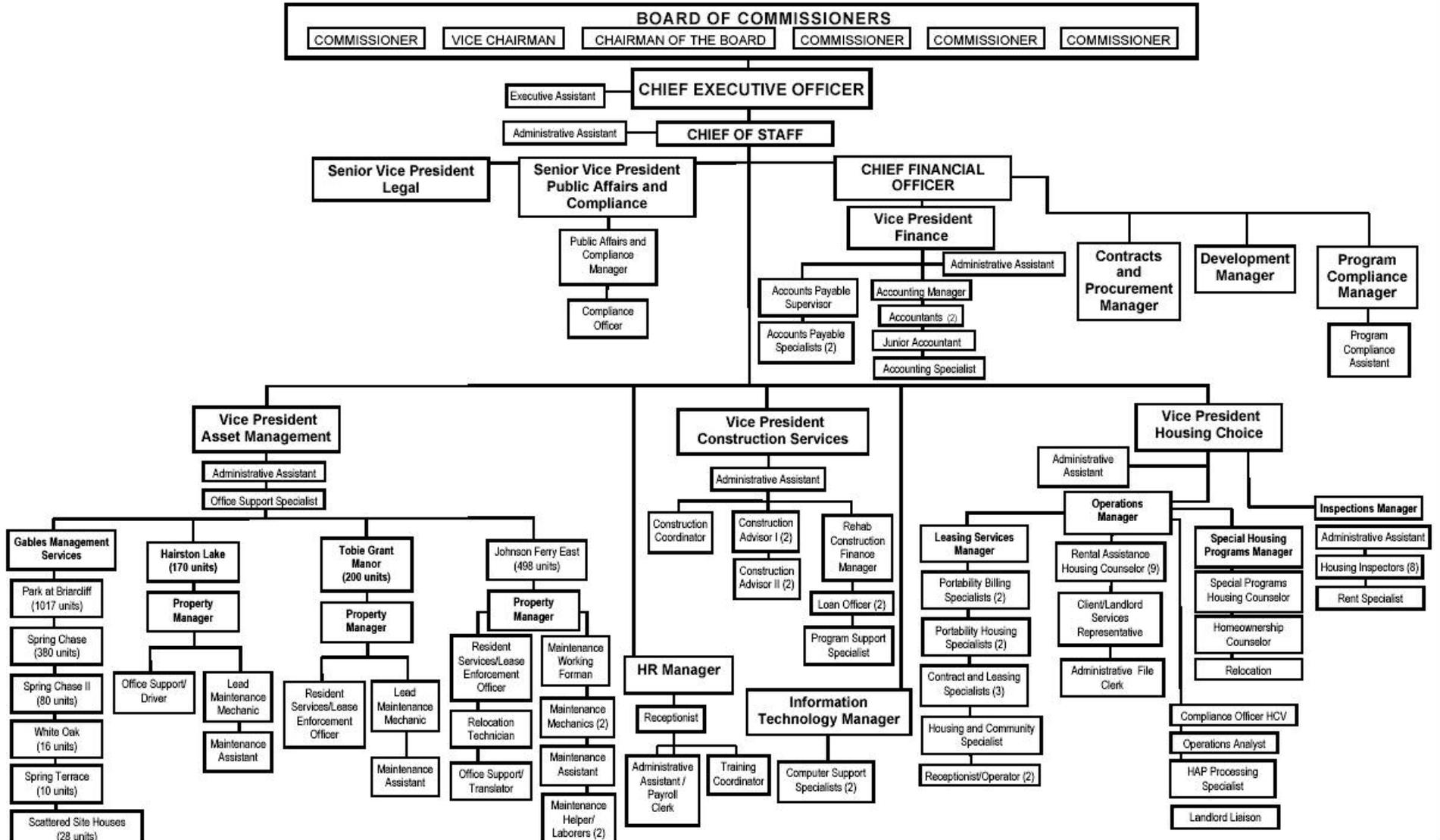
**Housing Authority of the County of Dekalb, GA**

**Part II: Supporting Pages—Work Activities**

Activities for Year 1 <b>2006</b>	Activities for Year : <b>5</b> FFY Grant: PHA FY: <b>2010</b>			Activities for Year: <b>5</b> FFY Grant: PHA FY: <b>2010</b>		
	Work Categories	Quantity	Estimated Cost	Work Categories	Quantity	Estimated Cost
<b>SEE</b>	<b>OPERATIONS -1406</b>			<b>MANAGEMENT IMPROVEMENTS – 1408</b>		
	GA237-1 TOBIE GRANT MANOR		36,250.00	GA237-1 TOBIE GRANT MANOR		29,000.00
<b>ANNUAL</b>	GA237-4 JOHNSON FERRY EAST		88,750.00	GA237-4 JOHNSON FERRY EAST		71,000.00
	<b>Total Operations</b>		<b>125,000.00</b>	<b>Total Management Improvements</b>		<b>100,000.00</b>
<b>STATEMENT</b>						
	<b>ADMINISTRATION - 1410</b>			<b>FEES &amp; COSTS – 1430</b>		
	GA237-1 TOBIE GRANT MANOR		29,000.00	GA237-1 TOBIE GRANT MANOR		20,300.00
	GA237-4 JOHNSON FERRY EAST		71,000.00	GA237-4 JOHNSON FERRY EAST		49,700.00
	<b>Total Administration</b>		<b>100,000.00</b>	<b>Total Fees &amp; Costs</b>		<b>70,000.00</b>
	<b>SITE IMPROVEMENTS – 1450</b>			<b>DWELLING STRUCTURES-1460</b>		
	GA237-1 TOBIE GRANT MANOR		21,300.00	GA237-1 TOBIE GRANT MANOR		14,200.00
	GA237-4 JOHNSON FERRY EAST		8,700.00	GA237-4 JOHNSON FERRY EAST		5,800.00
	<b>Total Site Improvements</b>		<b>30,000.00</b>	<b>Total Dwelling Structures</b>		<b>20,000.00</b>
	<b>DWELLING EQUIP. Non-Expend-1465.1</b>			<b>NON-DWELLING STRUCTURES 1470</b>		
	GA237-1 TOBIE GRANT MANOR		14,200.00	GA237-1 TOBIE GRANT MANOR		19,000.00
	GA237-4 JOHNSON FERRY EAST		5,800.00	GA237-4 JOHNSON FERRY EAST		7,699.00
	<b>Total Site Improvements</b>		<b>20,000.00</b>	<b>Total Non-Dwelling Structures</b>		<b>26,699</b>
	<b>NON DWELLING EQUIPMENT -1475</b>					
	GA237-1 TOBIE GRANT MANOR		6,650.00	<b>Total CFP Funds</b>		<b>1,170,699.00</b>
	GA237-4 JOHNSON FERRY EAST		2,350.00			
	<b>Total Site Improvements</b>		<b>9,000.00</b>			
	<b>DWELLING ACTIVITIES 1499</b>					
	GA237-1 TOBIE GRANT MANOR					
	GA237-4 JOHNSON FERRY EAST		670,000.00			
	<b>Total Development Activities</b>		<b>670,000.00</b>			

ga237h02 Organizational Chart

HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA  
ORGANIZATIONAL CHART



form HUD 50075 (03/2003)

HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

*The Dekalb Housing Authority has high expectations aim to significantly reduce any persistent levels of racial segregation and poverty concentration to make the communities not segregated by factors of income and race. The Housing Authority will focus on specific income mixing and fair housing obligations. We are committed to meeting the critical housing needs of the residents of the County of Dekalb and their families to expand opportunities through housing assistance. To encourage income mixing the housing authority has created flat rents. The Housing Authority will work hard to bring higher income residents into any relatively lower income communities/buildings and lower income tenants into relatively higher income sites/communities. The Dekalb Housing Authority will study classified buildings and prospective residents according to their income levels and then make lease-up decisions that would gradually improve the income mixing under public housing agency management.*

HOUSING AUTHORITY OF DEKALB COUNTY  
 CONSOLIDATED OPERATING BUDGET SUMMARY  
 FISCAL YEAR ENDING 6/30/06

ACCOUNT TITLE	PUBLIC HOUSING		
	2005 OPERATING BUDGET	2005 ACTUAL PROJECTED	2006 OPERATING BUDGET
<b>BUDGETS</b>			
<b><i>INCOME</i></b>			
Dwelling Rental Income (Net)	1,476,728	1,412,812	1,443,562
HUD Low Rent Operating Subsidy	1,105,552	1,344,238	1,560,531
Capital Fund Low Rent Operational Funds	193,860	193,860	212,048
Administrative Fees	-	-	-
HUD Section 8 HAP/UAP Subsidy	-	-	-
HUD Hairston Subsidy	-	-	-
Bond Issuance Fees	-	-	-
Development Income (Sugar Mill)	-	-	-
Overhead Fees (effective 2/1/05)	-	-	-
Asset Management Fees	-	-	-
CDBG/HOME Rehab Funds	-	-	-
Interest / Other Income	57,300	95,593	42,546
<b>TOTAL INCOME</b>	<b>2,833,440</b>	<b>3,046,503</b>	<b>3,258,687</b>
<b><i>ADMINISTRATIVE EXPENSE</i></b>			
Administrative Salaries	554,070	433,537	326,207
Legal Expense	27,000	26,108	-
Accounting & Audit Fees	11,025	(3,899)	18,720
Consultant Fees	-	-	-
Office Rent	31,000	15,667	-
Office Supplies	37,000	14,734	4,800
Training and Travel	25,500	1,676	7,500
Telephones	25,400	24,564	17,518
Computer Expense	17,833	9,076	500
Auto Allowances/Leases	10,400	5,505	2,100
Advertising	4,500	4,117	750
NonCapital Equipment	-	416	2,000
Other Administrative Expenses	29,953	14,168	13,572
<b>Total Administrative Expense</b>	<b>773,681</b>	<b>545,669</b>	<b>393,667</b>
<b><i>COMMUNITY (RESIDENT) SERVICES EXPENSE</i></b>			
Resident Service Salaries	329,843	261,273	141,369
Relocation Costs	-	-	231,637
Other Program Costs	59,770	32,557	89,350
<b>Total Resident Services Expense</b>	<b>389,613</b>	<b>293,830</b>	<b>462,356</b>
<b><i>UTILITIES EXPENSE</i></b>			
Total Utilities Expense	412,592	458,585	438,514
<b><i>MAINTENANCE EXPENSE</i></b>			
Site Maintenance Salaries	339,507	280,608	267,435
Other Maintenance Costs	440,850	435,535	378,064
<b>Total Maintenance Expense</b>	<b>780,357</b>	<b>716,143</b>	<b>645,499</b>
<b><i>OTHER EXPENSES</i></b>			
Insurance	67,350	58,126	80,267
Employee Benefit Contributions	367,656	327,268	234,083
PILOT	102,100	102,100	99,702
Collection Losses	15,800	15,000	12,873
General Expenses	4,500	-	-
Overhead Fees - Salaries/Benefits (effective 2/1/05)	-	143,807	355,779
Overhead Fees - Other (effective 2/1/05)	-	97,183	120,768
Section 8 HAP/UAP Expenses	-	-	-
CDBG/HOME Rehab Expenses	-	-	-
<b>Total Other Expense</b>	<b>557,406</b>	<b>743,484</b>	<b>903,472</b>
<b>TOTAL ROUTINE EXPENSES</b>	<b>2,913,650</b>	<b>2,757,711</b>	<b>2,843,508</b>
<b><i>NON-ROUTINE EXPENSES</i></b>			
Extraordinary Maintenance	3,000	9,733	168,350
Replacement Equipment	10,300	-	5,000
Betterments And Additions	206,200	2,904	-
<b>Total Non-Routine Expense</b>	<b>219,500</b>	<b>12,637</b>	<b>173,350</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>3,133,150</b>	<b>2,770,348</b>	<b>3,016,858</b>
<b>NET INCOME (LOSS)</b>	<b>(299,710)</b>	<b>276,155</b>	<b>241,829</b>
<b><i>DEBT SERVICE</i></b>			
Principal Payments	-	-	-
Interest Payments	500	-	-
<b>Total Debt Service</b>	<b>500</b>	<b>-</b>	<b>-</b>
<b><i>Replacement Reserves</i></b>			
<b>NET CASH FLOW</b>	<b>(300,210)</b>	<b>276,155</b>	<b>241,829</b>
Beginning OPERATING RESERVES 07-01		4,027,575	4,303,730
ENDING OPERATING RESERVES 06-30		4,303,730	4,545,559